

# County of San Luis Obispo

---

## Housing Element San Luis Obispo County General Plan



### TABLE OF CONTENTS

ADOPTED BY  
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS  
OCTOBER 12, 1982, RESOLUTION 82-391

*AMENDED JULY 20, 2004*

# County of San Luis Obispo

---

## **Board of Supervisors**

Harry Ovitt, District 1  
Shirley Bianchi, District 2  
Peg Pinard, District 3  
Kahtchik “Katcho” Achadjian, District 4  
Mike Ryan, District 5

## **Planning Commission**

Bob Roos, District 1  
Doreen Liberto-Blanck, District 2  
Cynthia Boche, District 3  
Eugene Mehlschau, District 4  
Wayne Cooper, District 5

## **Department of Planning and Building**

Victor Holanda, AICP, Director  
Pat Beck, Assistant Director  
Dana Lilley, Supervising Planner  
John Busselle, Senior Planner  
Ted Bench, Planner III  
Mary Velarde, Admin. Asst. III  
Chuen Ng, Planning Intern



# Table of Contents

CHAPTER 1 : INTRODUCTION	1-1
What is a Housing Element? .....	1-1
Why is housing important? .....	1-1
What is “affordable housing”? .....	1-1
How this Housing Element was prepared .....	1-3
Public Participation .....	1-3
General plan consistency .....	1-4
CHAPTER 2 : EVALUATION OF PREVIOUS HOUSING ELEMENT	2-1
What limited provision of needed housing? .....	2-1
Coastal zone information .....	2-2
CHAPTER 3 : SITES ANALYSIS	3-1
Regional housing needs plan (RHNP) .....	3-1
Recently completed housing units .....	3-2
Sites for low and very low income housing .....	3-2
Sites for moderate income housing units .....	3-5
Sites for above moderate income housing .....	3-6
CHAPTER 4 : GOAL, POLICIES, OBJECTIVES AND PROGRAMS	4-1
Overall Housing Element Goal .....	4-1
Housing Element Objective 1 (HE 1) .....	4-1
Policies: .....	4-1
Programs .....	4-2
Program HE 1.1: Designate More Residential Land. ....	4-3
Program HE 1.2: Continue Existing Development Incentives .....	4-4
Program HE 1.3: Finance Infrastructure Supporting New Housing. ....	4-5
Program HE 1.4: Revise residential development standards .....	4-6
Program HE 1.5: Revise Mixed-Use Standards .....	4-7
Program HE 1.6: Revise Standards for Secondary Dwellings .....	4-8
Program HE 1.7: Direct Financial Assistance for Housing .....	4-9
Program HE 1.8: Provide Funding for Housing Trust Fund .....	4-10
Program HE 1.9: Require Development of Affordable Housing .....	4-11
Program HE 1.10: Establish Minimum Residential Multi Family Densities .....	4-12
Program HE 1.11: Create Master-Planned Communities .....	4-13
Program HE 1.12: Facilitate Affordable Housing .....	4-14
Housing Element Objective 2 (HE 2) .....	4-15
Programs: .....	4-15
Program HE 2.1: Rehabilitate 100 Housing Units .....	4-15
Program HE 2.2: Ensure That Affordable Housing Remains Affordable .....	4-16
Program HE 2.3: Address Mobilehome Park Conversions .....	4-17

<b>CHAPTER 5 : HOUSING NEEDS</b>	<b>5-1</b>
Population, employment and housing trends.....	5-1
Population Trends.....	5-1
Employment Trends.....	5-5
Housing Construction Trends.....	5-5
Household Characteristics .....	5-7
Constraints To Housing.....	5-7
Non-Governmental Constraints.....	5-8
Governmental Constraints .....	5-11
Special housing needs.....	5-16
Existing Housing Supply.....	5-20
Housing units potentially lost.....	5-23
Fair Housing .....	5-23
Opportunities for Energy Conservation.....	5-24
<b>CHAPTER 6 APPENDICES</b>	<b>6-1</b>
Appendix A: Affordable Units Built 1993 - 2000.....	6-2
Appendix B: Community profiles .....	6-4
<i>Cambria</i> .....	6-5
<i>Cayucos</i> .....	6-7
<i>Los Osos</i> .....	6-9
<i>Nipomo</i> .....	6-11
<i>Oceano</i> .....	6-13
<i>San Miguel</i> .....	6-15
<i>Templeton</i> .....	6-17
<i>Shandon</i> .....	6-19
Appendix C: Glossary .....	6-21
Appendix D: Maps of high density sites .....	6-22
<i>Arroyo Grande</i> .....	6-22
<i>Avila Beach</i> .....	6-23
<i>Cambria</i> .....	6-24
<i>Los Osos</i> .....	6-25
<i>Nipomo</i> .....	6-26
<i>Oceano</i> .....	6-27
<i>San Miguel</i> .....	6-28
<i>Santa Margarita</i> .....	6-29
<i>Templeton</i> .....	6-30
Appendix E: Typical Permit Fee Chart.....	6-31
Appendix F: 2000 Census Profile of San Luis Obispo County.....	6-32
Appendix G: Population Projections.....	6-33

Originally Adopted:

October 12, 1982, Resolution 82-391

Amended:

May 6, 1986, Resolution 86-184

December 9, 1986, Resolution 86-546

April 25, 1989, Resolution 89-228

September 7, 1993, Resolution 93-360

December 16, 2003, Resolution 2003-466

July 20, 2004, Resolution 2004-241

[This page intentionally left blank]

# **Chapter 1 : INTRODUCTION**

## **WHAT IS A HOUSING ELEMENT?**

The Housing Element is one element of the San Luis Obispo County General Plan. It presents the overall goal, objectives, policies and programs actions the County intends to implement in order to facilitate provision of housing for existing and future residents of the unincorporated areas of the county. Its primary purpose is to facilitate provision of needed housing in the context of the Land Use Element of the County General Plan and related ordinances. The secondary purpose is to meet the requirements of State law and achieve certification by the California Department of Housing and Community Development, which in turn will help the County qualify for certain funding programs offered by the State.

## **WHY IS HOUSING IMPORTANT?**

Affordable housing benefits the entire community in the following ways:

- It strengthens the local economy by ensuring that employers have access to high quality workers.
- It can reduce traffic congestion by enabling people to live near their workplaces, shopping and other frequently visited locations.
- It can protect the environment by providing housing opportunities for people within urban areas as an alternative to living in sensitive habitat areas and agricultural lands.
- It facilitates diversity in the local population by allowing persons and households of all income levels to live in the County.
- Indirectly, it can improve the health of families by enabling them to spend more time and money on health care, nutrition, education and recreation.

## **WHAT IS “AFFORDABLE HOUSING”?**

The term “affordable housing” refers to housing that households can rent or buy while keeping housing costs within certain limits. The most commonly used categories of affordable housing include housing which is affordable to very low income, low income or moderate income households. Housing is generally considered affordable if aggregate housing costs do not exceed 30 percent of household income. The San Luis Obispo County Land Use Ordinance (LUO) and Coastal Zone Land Use Ordinance (CZLUO) establish a procedure to set affordable rent levels and sales prices, adjusted by size of the subject housing (in terms of number of bedrooms). The San Luis Obispo County Planning and Building Department issues a bulletin containing current



affordable housing standards monthly. Table 1.1 below illustrates income limits and Table 1.2 shows affordable housing standards effective in October 2003:

### Income definitions:

The State of California defines income groups as follows: **"Very Low Income"** is defined by Health and Safety Code Section 50105 as 50% of county median income; **"Lower Income"** is defined by Health and Safety Code Section 50079.5 as 80% of county median income; **"Moderate Income"** is defined by Health and Safety Code section 50093 as 120 % of county median income. Effective March, 2003, the income limits for San Luis Obispo County are shown below:

**Table 1.1: Income Definitions**

Persons in Family	Very Low Income	Lower Income	Median Income	Moderate Income
1	\$20,200	\$32,300	\$40,400	\$48,500
2	\$23,100	\$36,950	\$46,150	\$55,400
3	\$25,950	\$41,550	\$51,950	\$62,350
4	\$28,850	\$46,150	\$57,700	\$69,250
5	\$31,150	\$49,850	\$62,300	\$74,800
6	\$33,450	\$53,550	\$66,950	\$80,350
7	\$35,750	\$57,250	\$71,550	\$85,850
8	\$38,100	\$60,950	\$76,150	\$91,400

### Rents and sales prices:

**Table 1.2: Rents and sales prices:**

Unit Size (Bedrooms)	Monthly Rents <sup>1</sup>			Initial Sales Prices <sup>2</sup>		
	Very Low Income	Lower Income	Moderate Income	Very Low Income	Lower Income	Moderate Income
Studio	\$505	\$606	\$619	\$80,396	\$123,220	\$191,092
1	\$577	\$692	\$699	\$91,839	\$140,758	\$218,290
2	\$649	\$779	\$886	\$103,381	\$158,448	\$245,724
3	\$779	\$935	\$1,232	\$123,977	\$190,015	\$294,679
4	\$837	\$1,004	\$1,454	\$133,231	\$204,198	\$316,674

Note 1: Maximum rents shown above include costs of utilities based on utility allowances determined by the Housing Authority of the City of San Luis Obispo.

Note 2: Maximum sales prices shown above are based on assumption that special financing is not committed to project, and therefore, reflect 11th District Cost of Funds Index of 1.946%, which is effective through October, 2003, according to the Federal Home Loan Bank of San Francisco (interest rate hotline: 415-616-2600).

## HOW THIS HOUSING ELEMENT WAS PREPARED

The Planning and Building Department chose to substantially rewrite this Housing Element, rather than make minor revisions to the previous element. It had already been updated twice since it was originally adopted in 1982. The California Department of Housing and Community Development (HCD) approved each updated version of the element as meeting the requirements of State law, but the element had grown lengthy and its programs lacked focus. The new element's most important sections, including the goal, objectives, policies and programs, are shorter, simpler, and hopefully, more focused and effective. These sections can be found within the first 29 pages.

This Housing Element consists of an introduction (Chapter 1), an evaluation of the previous housing element (Chapter 2), an analysis of sites where housing can be built (Chapter 3), descriptions of proposed programs (Chapter 4), analyses of housing needs and constraints (Chapter 5), and several appendices (Chapter 6).

## PUBLIC PARTICIPATION

Affordable and workforce housing issues have become a major topic of public discussion in recent years. Due to rising housing costs, a wide variety of groups initiated public discussions of the issues. Here are some examples:

- The San Luis Obispo Supportive Housing Consortium initiated an effort to establish a locally funded housing trust fund in 2000, leading to action by the County to provide operational start-up funds for the new trust fund in 2003.
- The San Luis Obispo County Economic Advisory Committee (EAC) focused on the lack of workforce housing as its top priority during the past several years. The EAC recommended in 2001 that the County implement a number of actions to facilitate development of affordable housing.
- In response to one of the EAC's recommendations, the County cosponsored two public workshops on the concept of new towns as a strategy to provide more housing.
- In both 2002 and 2003 the University of Santa Barbara Economic Forecast Project's annual economic analysis and forecast report for San Luis Obispo County emphasized the need for more workforce housing.
- In both 2002 and 2003 the Action for Healthy Communities group published results of its annual unmet needs survey, confirming that affordable housing is a problem for many local households.
- In 2002, the San Luis Obispo County Tribune newspaper published an award-winning series on affordable housing issues in San Luis Obispo County, greatly increasing public awareness of the problems and possible solutions.
- On February 28, 2003, the County co-sponsored a conference on "Smart Growth" issues, incorporating affordable housing as a major theme.

- On May 31, 2003, an educational seminar and tour of affordable and workforce housing was conducted by a group of local agencies, including the County. Many local community leaders and residents attended this event.

As a result of these public discussions, public awareness of the issues surrounding affordable and workforce housing increased, and the County gained useful information regarding housing needs, constraints, public sentiment, and possible public responses.

In 2003, the EAC hosted public workshops enabling County staff to summarize the analysis of sites for housing and hear public comments. Later that year, the EAC hosted more public workshops for discussion of potential programs. Staff made similar presentations to community advisory committees and organizations representing local lenders and realtors.

A Public Review Draft Housing Element was issued on August 7, 2003, and a copy transmitted to HCD for its review. HCD provided comments to the County on November 6, 2003. After reviewing comments on the draft housing element by HCD, community advisory committees, public agencies, nonprofit and for-profit housing developers and the general public, the County prepared a Public Hearing Draft Housing Element.

The San Luis Obispo County Planning Commission held a hearing on the Hearing Draft Housing Element and recommended approval on November 13, 2003. The Board of Supervisors adopted the revised Housing Element on December 16, 2003. The adopted Housing Element was then transmitted to HCD for review on December 19, 2003. After reviewing additional comments from HCD, the Board of Supervisors adopted this revised Housing Element on July 20, 2004.

## **GENERAL PLAN CONSISTENCY**

The Housing Element is most affected by the San Luis Obispo County Land Use Element (LUE) and Land Use Ordinance (LUO), and their Coastal Zone counterparts - the CZLUE and CZLUO, which guide location, type, intensity, and distribution of land uses throughout the county. The LUE places an upper limit on the number and type of housing units that can be constructed by designating the total acreage and density of residential development. Also, land set aside for commercial and industrial uses creates employment opportunities, which in turn increases demand for housing in the county.

This Housing Element is internally consistent with the other elements of the San Luis Obispo County General Plan. This is because the sites analysis and existing programs described in this Housing Element reflect provisions of the Land Use Element (LUE), other elements of the San Luis Obispo County General Plan, and ordinances in effect when this element was adopted. For example, the sites identified for housing include only those already designated for housing under the LUE, including adjustments for known constraints. However, in order to maintain internal consistency of the General Plan, the County may find it necessary or appropriate to amend one or more of those documents as it implements the proposed programs in this Housing Element.

## Chapter 2 : EVALUATION OF PREVIOUS HOUSING ELEMENT

The most effective programs presented in the previous Housing Element included the designation of adequate land for housing, direct financial assistance for affordable housing, and development incentives. These programs and market forces combined to produce 542 units of affordable housing during the 7-year period from 1993 to 2000, broken down by income group in the table below. While important, these successes still fell short of meeting the affordable housing needs for very low, low and moderate-income households.

**Table 2.1: New Housing Units Produced**  
**Unincorporated Areas of San Luis Obispo County 1993-2000**

Income Group	Needs 1993-2000	Provided 1993-2000	Shortfall
Lower & Very Low Income	3056	296	2760
Moderate Income	1788	246	1542
Above Moderate	2608	4346	(1738)
Total	7452	4888	2564

Note: List of affordable projects built is in Appendix A

Source: SLO County Planning and Building Department

### WHAT LIMITED PROVISION OF NEEDED HOUSING?

Several factors combined to encourage builders, lenders and insurance providers to favor development of large single-family detached homes over alternatives such as apartments or condominiums. Builders have found that apartments and condominiums are more difficult to obtain permits for than single family detached homes, due to neighborhood opposition. Insurance companies are reluctant to insure attached condominium housing as a result of many lawsuits in recent years related to defects in construction. In contrast, single-family detached homes sell quickly and for prices significantly higher than in the 1980's.

During the period from 1990 to 2000, only 278 housing units consisting of apartments, condominiums, duplexes or mobile homes were provided in the unincorporated areas of the county. In contrast, 5,857 single family detached were built during the same period. (Department of Finance)

Limited water supply and sewage disposal capacities in the unincorporated communities limited the amount of housing on small lots and multi-family housing that was built.

Building moratoria and other, less severe building limits in urban areas caused many people to purchase or rent housing in rural areas.

County ordinances also played an important role in limiting the types and amounts of housing built. For example, while the County's Land Use Ordinance allows up to 38 units per acre in many areas, which may not be feasible once physical site constraints, height limits, setbacks, parking, drainage and other development standards are taken into account.

The County can most directly influence the amount of affordable housing built by increasing the amount of land designated for residential development and by reducing the amount of time required to obtain permits for residential development. Costs associated with holding land during the permit process and initial investments into public improvements are passed along to the homebuyers and renters. Recent evidence shows that the costs of developing homes in most areas of the county exceed what moderate-income households can afford. The County could designate additional land in the Residential Single Family and Residential Multi-Family land use categories. The added supply should have the effect of resisting upward price changes in residential land. In addition, the County could further streamline its permitting process.

Reducing the time needed for processing residential permits may be easier to accomplish than designating more residential land, however. Simply designating land for residential development accomplishes little if needed infrastructure and water supply are not also provided.

Programs are described in Chapter 4 that address areas of potential public actions that would address the constraints briefly identified here. These programs include each of the elements of the "Local Government Toolbox" recommended by the authors of Regional Approaches to Affordable Housing (Meck, Retzlaff & Schwab, American Planning Association, Planning Advisory Service Report Number 513/514, 2003).

## COASTAL ZONE INFORMATION

Section 65588 of the California Government Code requires specific information about housing built in the Coastal Zone. The Coastal Zone boundary was established by the California Coastal Act of 1976, which required additional standards and procedures for planning and development to address issues of statewide concern. Between January 1, 1993 and December 31, 2002:

- Approximately 1,139 new housing units received final inspection approval within the coastal zone.
- Approximately 6 housing units were required for persons of low or moderate income in new housing developments within the coastal zone or within three miles of the coastal zone pursuant to Government Code Section 65590.

- Approximately 159 housing units in the coastal zone were authorized for demolition and replacement between January 1, 1982 and December 31, 1992.
- No housing units were demolished which low or moderate-income households occupied within the previous 12 months.
- Non-profit developers built 99 affordable units for low and very low-income households in the coastal zone.
- Approximately 50 secondary dwelling units were built within the coastal zone

[This page intentionally left blank]

## Chapter 3 : SITES ANALYSIS

### REGIONAL HOUSING NEEDS PLAN (RHNP)

As noted earlier, the County can facilitate the provision of affordable housing by designating adequate land for residential development at appropriate densities. Furthermore, from the perspective of the California Department of Housing and Community Development (HCD), the most important factor it considers when determining whether a Housing Element complies with State law is documentation showing that the city or county has designated sufficient land to accommodate its assigned share of housing need pursuant to the requirements of California Government Code Section 65583. In this context, the term “assigned share” is the share of regional housing need assigned to a city or county under a Regional Housing Needs Plan adopted by the local Council of Governments, as discussed in more detail below.

HCD has indicated that land designated for residential development at densities of 20 units per acre or higher may be counted toward meeting the assigned share of housing need for low and very low-income households. Sites designated for lower residential densities may be counted toward meeting housing need for moderate-income households if available evidence indicates that such housing would be financially feasible. Information is presented in this chapter showing that the County has adequately identified sites to accommodate its assigned share of housing need.

HCD started the Housing Element update process by issuing its determination of each region’s share of statewide housing need, broken down by income group. In this case, the region consists of San Luis Obispo County, including the seven incorporated cities. The San Luis Obispo Council of Governments (SLOCOG) then prepared and adopted a plan to allocate the housing need to the cities and the unincorporated areas of the county. HCD subsequently approved the Regional Housing Needs Plan (RHNP) as adopted by SLOCOG. Thus, the County must identify adequate sites for 7,020 new housing units during the period of January 1 2001 to June 30, 2008, broken down by income group as shown below:

**Table 3.1: Unincorporated County Share of Housing Needs**

<u>Income Category</u>	<u>Number of New Units</u>	<u>Percent</u>
Very Low	1,029	15
Low	778	11
Moderate	929	13
Above Moderate	4,284	61
Total	7,020	100

Source: Regional Housing Needs Plan adopted by SLOCOG



## RECENTLY COMPLETED HOUSING UNITS

The number of affordable housing units that were built between 2001 and 2003 can be counted towards achieving the goals of the RHNP. This reduces the amount of vacant land needed to accommodate the County's share of regional housing need under Section 65583 of the California Government Code.

**Table 3.2 -Housing Units Built During 2001 - 2003**

RHNP requirement	Units Completed During 2001 – 2003	Remaining Housing Need
1,029 Very Low Income Units + 778 Low Income Units 1,807 Subtotal	359 units	1,448 units
929 Moderate Income Units	152 units	777 units
4,284 Above Moderate Income Units	1,928 units	2,356 units

Note: A list of completed affordable housing units is provided in Appendix A

## SITES FOR LOW AND VERY LOW INCOME HOUSING

The San Luis Obispo County Land Use Element (LUE) and Land Use Ordinance (LUO), and the Coastal Zone counterparts (CZLUE and CZLUO), permit residential densities of 26 or 38 units per acre in many locations. However, such densities are rarely achieved. In some locations, site design constraints such as parking, drainage basins, height limits and floor area ratio limits make it difficult to design a housing development that approaches the allowable densities. Also, builders do not always submit projects that maximize the number of housing units they can build on a given site. Local opposition to high-density development can result in costly delays to the builder through appeals of permits and lawsuits, even if County regulations allow the proposed density.

Due to the high cost of land in the county, most new housing units affordable to low and very low-income households will be built in the medium to high density Residential Multi-Family zones (allowing 26 units/acre or higher). In 2003, the County Department of Planning and Building conducted a field survey of all the vacant and partly vacant sites designated Residential Multi-Family (RMF) by the County's Land Use Element. The purpose of the survey was to determine whether enough high-density multi-family zoned land exists to meet the requirement of sites for housing affordable to very-low and low-income households.

As shown in Table 3.3 and Table 3.4, sufficient land has been designated for development at high densities to accommodate 1,504 new housing units for low and very low-income households, even when only the single largest sites of the mostly vacant sites is included. This is more than the 1,448 new housing units under the RHNP after subtracting the units completed during 2001 – 2003 (as shown in Table 3.2). Table 3.3 includes information on vacant sites located on high-density multi-family zoned land

throughout the county. The table shows that sites are designated for maximum allowable densities at 26 or 38 units per acre, but the assumed density is only 24 units per acre. This is because the County found numerous recent examples of developments that achieved 24 units per acre, but fewer developments that achieved higher densities. The examples listed below support the County's assumption that 24 units per acre is feasible on the vacant sites identified in Table 3.2 and mostly vacant sites identified in Table 3.3:

- Avila Beach – 1.2 acre lot with 31 units = 26 units/acre
- Cambria – 1.14 acre lot with 25 units = 22 units/acre
- Cayucos – two 1 acre lots with 30 units each = 30 units/acre
- Los Osos – several lots ranging from 0.7 to 1+ acre with 20 to 25 units/acre
- Nipomo – new project on 2.57 acres with 59 units = 23 units/acre
- Oceano – 1.3 acre and 2.7 acre lots with 23 and 26 units/acre
- San Miguel – new project on 0.43 acre lot with 14 units = 30 units/acre
- Templeton – three projects on 0.25 to 0.30 acre lots with 4 to 8 units = 23 to 26 units/acre

**Table 3.3: Potential Housing Units Possible on Vacant RMF Parcels**

Community	Vacant Land		Allowable Density (1) units/acre	Assumed Density (2) units/acre	Total # of New Dwellings
	Acres	% over 1 acre size			
Arroyo Grande URL	1.9	100%	38	24	45
Avila Beach	5.6	30%	38	24	134
Cambria	23.6	99%	15	0	0
Cayucos	0	0	15	0	0
Los Osos	25.9	100%	26	24	30
Nipomo	7.7	83%	26	24	185
Oceano	3.9	38%	15	0	0
San Luis Obispo URL	32.7	100%	38	0	0
San Miguel	20.6	72%	38	24	494
San Simeon	13.1	46%	26	0	0
Santa Margarita	1.1	0	38	24	26
Templeton	11.4	70%	26	24	274
Total	147.5				1,188

Notes for Table 3.3:

- (1) Allowable Density is the maximum build-out density allowed by the County's general plan for the individual communities.
- (2) Assumed Density is less than the maximum allowable density, but reflects the actual density of multi-family projects that already exist or that are under construction throughout the County
- (3) .Development constraints related to water or sewage disposal limitations are reflected in Table 3.3, as summarized below:
  - San Simeon has been under a water moratorium since 1986. No new multi-family dwellings are expected here in the near future.
  - Cambria is currently under a water moratorium, but is exploring options including desalinization to increase water supplies. Table 3.3 shows no new affordable multi-family dwelling built here.
  - Los Osos has a state imposed sewer moratorium, but is expected to complete sewer plant construction by 2007. The County expects to issue permits for construction to begin on a limited number of new dwelling units prior to completion of the sewer plant. The permits would not be finalized to allow human

habitation until the sewer plant is completed. Accordingly, the County anticipates that Los Osos will accommodate approximately 30 new multi-family units within the planning horizon of this Housing Element.

- Proposed revisions to several coastal community plans (Cambria, Cayucos & Oceano) show a reduction of the allowable density in the Residential Multi-Family category to 15 units/acre (down from 26 units/acre). Accordingly, Table 3.3 shows no new affordable units in these communities.

Table 3.4 lists specific RMF parcels that include some existing dwellings units, but are considered appropriate for further development. The County has identified these particular parcels as appropriate for development of additional housing units because they have significant remaining development potential without the necessity of demolishing the existing units. Existing development on these parcels was intentionally designed by the property owners to facilitate the subsequent development. Development of surrounding properties is consistent with the ultimate development densities envisioned by the County. Finally, property owners of some of these parcels have already met with County staff regarding the future development of their properties to the densities indicated.

**Table 3.4: Potential Housing Units on Mostly Vacant Sites**

Community	Assessor Parcel Number	Lot Size (acres)	Assumed Density	Assumed Total Units	Existing Housing Units	New Housing Units
Nipomo	092142033	1.2	24	29	4	25
Nipomo	092142035	1.2	24	29	4	25
Nipomo	092142018	1.2	24	29	8	21
San Miguel	021401001	2.0	24	48	3	45
Templeton	041011010	0.7	24	17	1	16
Templeton	040289013	7.1	24	170	54	116
Avila Beach	076201052	1.9	24	46	10	36
Avila Beach	076201070	0.9	24	22	4	18
Avila Beach	076221006	0.9	24	22	7	15
Totals		17.1	24	412	95	317

While the County has identified these specific parcels as appropriate for development at the densities indicated above, one of the parcels appears to stand out as a likely candidate for development within the next several years. This parcel, APN 040-289-013, is located in Templeton, where the Templeton Community Services District provides community water and sewage disposal services. The site is level to gently sloping. It is already designated Residential Multi-Family, is located close to Highway 101 and has easy access to medical services and shopping. No additional regulatory or financial incentives are needed to encourage further development of this site, since the housing market in Templeton is robust. This site could be developed at 26 units per acre. A more realistic estimate of future development, as shown in Table 3.4, suggests that the site will be developed at 24 units per acre. This would result in a total of 170 housing units, or 116 more than currently exist on the site.

Secondary dwellings: The County anticipates that approximately 200 new secondary dwellings will be affordable to low or very low income households. Secondary dwelling units are typically affordable to low or very low income households because they do not require acquisition of added vacant land and County regulations limit their size to 1,200

square feet or less. In some cases they are limited to 640 or 800 square feet. More than 295 secondary dwelling units were built in the County since 1993, which is an average of 30 units per year. More recently, the County issued permits for 154 secondary dwellings between 2001 and 2004, or about 51 per year. None of these units were located in building moratorium areas, nor in areas threatened by water or sewer moratoria. No other areas are currently under threat of moratorium, so it is reasonable to conclude that permits for secondary dwellings will continue to be issued at a rate similar to that in recent years. Numbers of applications for new secondary dwellings have steadily risen in the past few years, so the County anticipates that at least 40 secondary dwellings will be built each year.

**Assisted housing units:** The County is an “entitlement” grantee under the U.S. Department of Housing and Urban Development’s Home Investment Partnerships (HOME) Program, so it expects to allocate HOME funds to assist in the development of new housing units for low and very low-income households. However, the County had not yet identified specific housing developments in unincorporated areas of the county that would be assisted beyond those already identified and counted as completed during the period from 2001 to 2003.

**Total low and very income housing units potentially provided:** In sum, the County has identified sufficient sites for its assigned share of low and very low income housing need as follows: 1,188 units on vacant sites + 116 units on mostly vacant sites + 200 secondary dwellings = 1,504 new housing units. This is more than the 1,448 units of remaining need shown in Table 3.2, and it includes potential housing units on only one of the mostly vacant sites identified in Table 3.4. Maps of RMF sites can be found in Appendix D.

## **SITES FOR MODERATE INCOME HOUSING UNITS**

In order to meet the requirement of showing that the unincorporated areas of the county include sufficient land to accommodate housing need for moderate income households, the County has identified potential for such new housing in four categories: dwellings on land designated for 10 to 15 units per acre, land designated for 6 units per acre in selected communities, secondary dwellings and affordable housing units the County requires in the Coastal Zone pursuant to California Government Code Section 65590. Table 3.5 summarizes this information.

**Table 3.5: Potential Housing Units for Moderate Income Households**

Category/Community	Density or Annual Production	Acres or Years Remaining	New Units
RSF/Shandon	6 units/acre	15.33 acres	92 units
RSF/San Miguel	6 units/acre	58.17 acres	349 units
RSF/Oceano (Inland)	6 units/acre	32.17 acres	193 units
RMF/Oceano (Inland)	15 units/acre	4.68 acres	70 units
RMF/Nipomo	15 units/acre	14.92 acres	224 units
RMF/Nipomo	10 units/acre	3.66 acres	37 units
Coastal Zone units	4 units/year	5 years	20 units
<b>Total</b>			<b>985 units</b>

Housing units affordable to moderate income households can be built on sites in the Residential Multi-Family land use category where 10 to 15 units per acre is allowable and achievable. In addition, recent evidence in the form of advertisements listing new homes for sale shows that land designated Residential Single Family (RSF) in a limited number of communities can accommodate housing affordable to moderate income households. The communities where RSF land costs make this possible include Shandon, San Miguel, and Oceano.

Finally, the County required housing units for moderate-income households as part of recent developments in the Coastal Zone at a much higher rate than during the past ten years. The County anticipates that at least 4 housing units per year will be similarly required in the Coastal Zone over the next five years.

**Total moderate income units potentially provided:** In sum, adequate sites have been designated to accommodate 985 new housing units for moderate-income households, which is more than the 777 units required.

## **SITES FOR ABOVE MODERATE INCOME HOUSING**

The unincorporated areas of the county could accommodate more housing for above moderate income households than the 2,356 in remaining need shown in Table 3.1. The County evaluated the number of potential new housing units allowable under the Growth Management Ordinance (GMO) to determine whether its assigned share of above-moderate income housing can be met, since vacant land is much more than sufficient. As approved by the Board of Supervisors on December 3, 2003, the GMO continues to apply a 2.3 percent limit on the aggregate growth rate in the unincorporated areas, thereby limiting to 969 the number of non-exempt dwellings the County can issue permits for in 2003. Housing units for very low, low and moderate-income households are exempt from the GMO. Thus, the GMO can be assumed to regulate only above moderate-income units. If the County continued to limit the number of non-exempt dwellings for which permits can be issued each year to 969, then 4,845 new above moderate-income units could be built over the next five years.

## **Chapter 4 : GOAL, POLICIES, OBJECTIVES AND PROGRAMS**

### **OVERALL HOUSING ELEMENT GOAL**

**The single goal of this Housing Element is to achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County.**

Two objectives have been established in order to achieve the overall Housing Element Goal identified above. The first objective, Housing Element Objective 1 (HE 1) addresses the need for new housing. The second objective, Housing Element Objective 2 (HE 2), addresses the existing housing stock.

### **HOUSING ELEMENT OBJECTIVE 1 (HE 1)**

**The County will facilitate development of 3,554 new housing units during the five-year time period beginning January 1, 2004, broken down by income category as follows:**

Very Low Income (50% of median income)	533 units
Other Low Income (50%-80% of median income)	391 units
Moderate Income (80%-120% of median income)	462 units
Above Moderate Income (over 120% of median income)	2,168 units
Total New Housing Units	3,554 units

The total housing need identified in the adopted Regional Housing Needs Plan, as shown in Table 3.2, exceeds the available resources and the County's ability to satisfy those needs. Thus, the County has established the quantified objectives shown above as the maximum number of housing units, which can be provided, given known constraints and recent market trends. The percentages of housing units by income category established as the County's objectives are the same as those established in the RHNP.

### **POLICIES:**

The policies listed below are designed to guide future decisions by the County as it implements the more specific Housing Element Programs to achieve the Overall Housing Element Goal.

1. The County will designate a sufficient supply of land for new housing, including a variety of housing types, tenure, price and neighborhood character.
2. The County will designate land for new housing near locations of employment, shopping, schools, parks and transportation systems.

3. The County will distribute land for housing to facilitate balanced communities in terms of housing types and prices.
4. The County will use available federal and state financing to assist development of housing affordable to very low income, low income and moderate-income households.
5. The County will offer incentives to encourage development of housing affordable to very low income, low income and moderate-income households.
6. The County will identify and eliminate or reduce regulatory barriers to development of housing to all income levels.
7. The County will continue to plan for future housing needs beyond the State-required planning period for this Housing Element.
8. The County will promote housing opportunities regardless of race, religion, sex, marital status, ancestry or national origin.

## PROGRAMS

The following programs identify actions the County can take, in conjunction with other agencies and nonprofit organizations, to facilitate provision of new housing and thereby achieve Housing Element Objective 1 (HE 1). Each program consists of actions designed to achieve specific results and a proposed schedule for implementation.

These programs have been designed in collaboration with community groups, builders, and housing consumers. Substantial public involvement was obtained before the programs were developed. The County reviewed numerous other housing elements for exemplary strategies for facilitating provision of affordable housing. In addition, the follow collection of programs includes each of the elements of the “Local Government Toolbox” recommended by the authors of Regional Approaches to Affordable Housing (Meck, Retzlaff & Schwab, American Planning Association, Planning Advisory Service Report Number 513/514, 2003).

Private market forces can be harnessed to make affordable housing possible for many county residents. Government subsidies for new housing are important, but the public sector cannot possibly support sufficient subsidies to provide the amount of affordable housing needed. Government regulations requiring new affordable housing development must be carefully designed to avoid making the needed housing financially infeasible for the private sector. These factors were considered as the following programs were developed.

These programs commit the County to a significant investment in terms of staffing and/or consultant costs needed to process a variety of amendments to the Land Use Ordinance, Coastal Zone Land Use Ordinance, Land Use Element, Coastal Zone Land Use Element, and to pursue innovative financing techniques. However, the return on that investment could be equally substantial in achieving Housing Element Objective 1.



## Program HE 1.1: Designate More Residential Land.

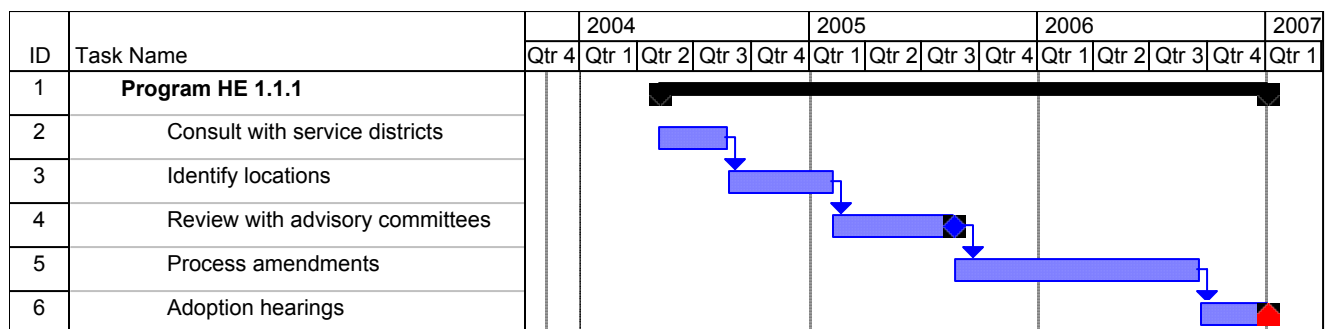
**Purposes:** The County will amend the Land Use Element to designate additional land in the Residential Multi-Family (RMF) and Residential Single Family (RSF) land use categories to accommodate housing needed during the next five years and beyond. While the County previously designated adequate land to accommodate its share of regional housing needs, as described in chapter 3 of this housing element, additional land will be needed after the planning period for this housing element. The County can limit price escalation of land by adding new residential land to the inventory, thereby making more feasible the construction of housing affordable to local residents. Some of the new residential land should include parcels 10 acres in size to enable proper site planning. The County can limit traffic congestion by locating additional RMF land near centers of employment, shopping, schools, parks and transportation systems.

**Desired Result:** The County will designate additional land for a variety of housing types to ensure that available supply of residential land is sufficient to meet projected needs through the year 2018. The County estimates that sufficient new RSF and RMF land would be needed to accommodate 4,000 housing units.

**Agency:** Planning and Building Department

**Funding:** Department Budget or Community Development Block Grant Program, application fees for privately initiated proposals.

**Schedule:** Staff will work with community advisory groups and property owners to identify potential locations in 2004, initiate necessary general plan amendments in 2005, complete amendments to rezone land in 2007.





## Program HE 1.2: Continue Existing Development Incentives.

**Purposes:** The County will continue to provide incentives to encourage development of affordable housing, including density bonuses, waived public facility impact fees, exemptions from the Growth Management Ordinance, and expedited permit processing. These incentives have financial values that improve the financial feasibility for the development of affordable housing. The County currently offers a density bonus of 35 percent for developments that include specified amounts of housing for very low income, low income or moderate-income senior households. The County waives its Public Facility Impact Fee for all housing units for very low income or low-income households, saving roughly \$3,000 per unit. The County exempts all housing units for very low income, low income and moderate-income households from its Growth Management Ordinance, which results in significant time savings during periods of high demand for building permits. Finally, the Planning and Building Department provides expedited permit processing for affordable housing developments, which can save weeks or months in processing times. Additionally, other incentives in the form of revised ordinances are proposed in programs described later in this chapter.

**Desired Result:** Approximately 300 more housing units for very low income, low income and moderate-income households than without such incentives.

**Agency:** Planning and Building Department, Public Works Department, California Department of Forestry

**Funding:** Budgets of affected departments

**Schedule:** Ongoing

ID	Task Name	2004					2006				2008	
		Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3
1	<b>Program HE 1.2</b>											
2	Provide incentives (continuous)											

## Program HE 1.3: Finance Infrastructure Supporting New Housing.

**Purposes:** The County will participate in financing the construction of needed public improvements, such as roads, water and sewer systems, in advance of the development of housing by the private sector where funding sources can be made available. The County can reduce neighborhood opposition to new housing by ensuring that roads and other necessary infrastructure systems have sufficient capacity for livable communities before growth occurs. The County could require reimbursement from developers whose projects benefited from the infrastructure. The County could enable private parties to finance and build needed infrastructure systems and receive reimbursement for their investments from subsequent developments. The County could also invite participation by the developer or other investors in financing for the needed improvements through certificates of participation. A pilot project to demonstrate the feasibility of an approach will be evaluated.

**Desired Result:** Reduced traffic congestion and reduced neighborhood opposition to new housing development.

**Agency:** Public Works Department, Planning and Building Department, County Administrative Office, County Debt Advisory Committee

**Funding:** Potential sources include: private sector developers, California Infrastructure Bank, Revenue Bonds, Mello-Roos Bonds, certificates of participation.

**Schedule:** Pilot project implemented by the end of 2005

ID	Task Name			2004				2005				2006	
		Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
1	<b>Program HE 1.3</b>												
2	Research financing options												
3	Coordinate with depts & cities												
4	Propose pilot project to Board												
5	Secure funding for project												

## Program HE 1.4: Revise residential development standards.

**Purposes:** The County will revise its development standards for multi-family housing and single-family to encourage well-designed housing at relatively high residential densities (10-26 units/acre). The primary purpose is to reduce constraints to high density housing, with emphasis on locations where residents can use alternatives to private automobiles. While existing development standards for multi-family housing already allow 26 or 38 units per acre in many locations, these densities are rarely achieved, as noted in chapter 4 of this housing element. This program will include consideration of manufactured housing opportunities. The County intends to consult with local developers familiar with the County's requirements to identify potential revisions to the development standards. For example, if a particular site is adjacent to a public park, the project might be appropriate for development with less required on-site open area.

**Desired Result:** Revised ordinances could facilitate development of an additional 2,000 housing units for very low, low and moderate-income households.

**Agency:** Planning and Building Department, Public Works Department

**Funding:** Department Budgets or Community Development Block Grant (CDBG) Program

**Schedule:** Consult with local developers, nonprofit housing organizations and local community advisory groups in 2004 to identify possible ordinance revisions or pilot projects, complete the ordinance amendments in 2005.

ID	Task Name	2004					2005				2006
		Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1	<b>Program HE 1.4</b>										
2	Consult with developers										
3	Identify possible ordinance changes										
4	Review with advisory committees										
5	Process amendments										
6	Adoption hearings										

## Program HE 1.5: Revise Mixed-Use Standards.

- Purposes:** The County will revise its standards for mixed-use developments to encourage additional dwellings. Through mixed-use developments, the County can encourage development of additional dwellings in commercial areas. While the County's existing standards for mixed-use developments already allow significant amounts of housing in some commercial areas, fewer mixed-use developments have been established than the County intended. Also, mixed-use developments in residential areas are highly limited by the County's general plan and ordinances. Accordingly, the County will consult with local developers, lenders and community advisory groups to identify possible ordinance revisions which could encourage more mixed-use developments. As part of this program, a mixed-use planned development ordinance will be proposed for adoption.
- Results:** Revised ordinances could facilitate development of an estimated additional 400 housing units for very low, low and moderate-income households.
- Agency:** Planning and Building Department, Public Works Department, California Department of Forestry
- Funding:** Department Budgets
- Schedule:** Consult with local developers, lenders and local community advisory groups in 2004 to identify ordinance revisions or pilot project, complete the ordinance amendments in 2005.

ID	Task Name				2004				2005			
		Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	Program HE 1.5											

## Program HE 1.6: Revise Standards for Secondary Dwellings.

**Purposes:** The County will revise its ordinances to encourage additional secondary dwellings. These are housing units permitted in addition to the primary residence allowed on a property under certain circumstances. Secondary dwellings provide added housing without the added land cost, and therefore are often affordable to low and very low income households. The County will consult with local developers, lenders and community advisory groups to identify possible ordinance revisions that could encourage more secondary dwellings.

**Desired Result:** Revised ordinances could facilitate development of an additional 200 housing units for very low, low and moderate-income households.

**Agency:** Planning and Building Department

**Funding:** Department Budget

**Schedule:** Consult with local developers, lenders and local community advisory groups in 2004 to identify possible ordinance revisions, complete the ordinance amendments in 2005.

ID	Task Name			2004				2005				2006
		Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1	<b>Program HE 1.6</b>											
2	Consult with developers											
3	Identify possible ordinance changes											
4	Review with advisory committees											
5	Process amendments											
6	Adoption hearings											

## Program HE 1.7: Direct Financial Assistance for Housing.

**Purposes:** The County will continue to provide direct financial assistance for development of housing for very low income and low-income households. Direct financial contributions make development of affordable housing feasible, and in exchange the County requires that long-term affordability be assured through special agreements. In addition, it allows the County to require priority for local residents and locally employed persons to rent or purchase the resulting housing units. The County has the ability to allocate federal grants each year for affordable housing because it is an “entitlement” grantee under the U.S. Department of Housing and Urban Development’s (HUD’s) Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs.

**Results:** Very low income-housing units: 50  
Low income housing units: 50

**Agency:** Planning and Building Department

**Funding:** Annual CDBG and HOME Programs

**Schedule:** Five years (these are on-going programs)

ID	Task Name				2004				2005				2006				2007			
		tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr
1	<b>Program HE 1.7</b>																			
2	Provide financing (annually)																			

## Program HE 1.8: Provide Funding for Housing Trust Fund.

**Purposes:** The County will support the efforts of local agencies and residents toward establishment of a dedicated local funding source for the San Luis Obispo County Affordable Housing Trust Fund. This will occur by providing ongoing technical assistance from county staff and a commitment of \$225,000 for operating costs of the trust fund for two years. This \$225,000 commitment must be matched dollar for dollar from other sources, including the cities. The proposed trust fund could stimulate development of more affordable housing than available federal and state grants can facilitate alone. The trust fund could assist housing for moderate-income households, in addition to very low and low-income households. A local trust fund may qualify for matching federal or state funds. In recognition of financial limitations of local governments, advocates of the trust fund have asked the cities and the County to consider dedicating portions of revenues from an increase in the transient occupancy tax, an increase in the real estate transfer tax, an increase in sales tax, and/or fees paid by builders in-lieu of providing required affordable housing. Such commitments may require voter approval.

**Desired Result:** If the County and cities established a funding source that provided \$1 million to the trust fund each year, it could facilitate development of 170 new housing units for very low, low and moderate-income households over a five-year period.

**Agency:** San Luis Obispo County Housing Trust Fund (new nonprofit).

**Funding:** Dedicated local funding sources could be established by increasing transient occupancy taxes, real estate transfer taxes, inclusionary housing fees, and others. Some would require approval by voters.

**Schedule:** Identify and evaluate potential revenue sources in 2004, coordinate with the cities in late 2004, review with groups affected by proposed increases in identified revenue sources in 2005, prepare necessary ordinances and hold required elections to dedicate revenue sources by early 2006, execute agreements with the trust fund in 2006.

ID	Task Name	2004					2005				2006		
		Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3
1	Program HE 1.8												
2	Identify revenue sources												
3	Coodinate with cities												
4	Review with affected groups												
5	Prepare ordinances/hold elections												
6	Execute agreement with HTF												

## Program HE 1.9: Require Development of Affordable Housing.

**Purposes:** The County will prepare a draft ordinance requiring provision of specified amounts of affordable housing in conjunction with new market-rate housing developments. This is known as “inclusionary housing”. This is a way to ensure that some affordable housing will be provided in the unincorporated areas of the county to meet a portion of the identified housing need.

**Desired Result:** The amount of affordable housing these requirements would produce is not yet known.

**Agency:** Planning and Building Department

**Funding:** CDBG Program (for preparation of the ordinance)

**Schedule:** Draft inclusionary ordinance and financial analysis in 2004; possible adoption in 2005.

ID	Task Name	2004					2005				
		Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	
1	Program HE 1.9										
2	Consult with developers										
3	Prepare ordinances										
4	Nexus and feasibility studies										
5	Process amendments										
6	Adoption hearings										



## Program HE 1.10: Establish Minimum Residential Multi Family Densities.

**Purposes:** The County will consider requiring minimum densities of between 15 and 25 units per acre for multi-family developments in some areas, to encourage more affordable housing in locations near employment, shopping, schools, parks and transportation systems. Some of the land designated Residential Multi-Family (RMF) has been developed at much less than the residential density allowable. Instead of achieving 26 or 38 units per acre, many developments reach only 10 or 15 units per acre. This density is much lower than anticipated under the General Plan and results in less housing affordable to county residents than is desired by the County. The County proposes to implement such a requirement in selected areas close to centers of employment, shopping, schools, parks and transportation systems by amending the County ordinances to establish both a minimum and maximum density.

**Desired Result:** Revised ordinances could facilitate development of an additional 400 housing units for very low, low and moderate-income households.

**Agency:** Planning and Building Department

**Funding:** Department Budget

**Schedule:** Consult with local developers and local community advisory groups in 2004 to identify possible locations and appropriate minimum densities, complete the ordinance and general plan amendments in 2005.

ID	Task Name			2004				2005		
		Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3
1	<b>Program HE 1.10</b>									
2	Consult with developers									
3	Consult with advisories									
4	Process amendments									
5	Adoption hearings									

## Program HE 1.11: Create Master-Planned Communities.

**Purposes:** The County will adopt enabling general plan provisions and invite private proposals for creation of master-planned communities or “New Towns”. Master-planned communities and new towns represent a strategy for creating more of what is desirable about San Luis Obispo County - small, distinct towns separated by rural land. While the financial challenges and potential impacts of implementing new towns would be major, significant public benefits could be possible through carefully designed and implemented new towns.

**Desired Result:** This program would provide information to decision makers, communities and property owners concerning the benefits and challenges associated with master-planned communities or new towns.

**Agency:** Planning and Building Department, in partnership with other groups.

**Funding:** Department Budget for enabling general plan provision; private sources for new town proposals.

**Schedule:** Adopt enabling general plan provisions and solicit private proposals in 2004.

ID	Task Name				2004				2005	
		Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
1	<b>Program HE 1.11</b>									
2	Consult with developers									
3	Consult with advisories									
4	Process amendment									
5	Adoption hearings									
6	Solicit private proposals									

## Program HE 1.12: Facilitate Affordable Housing.

**Purposes:** The County will facilitate development of affordable housing by educating advisory committees on the benefits of affordable housing, making strong recommendations to approve applications for affordable housing developments, and by supporting efforts of residents to form one or more advocacy groups. One group has already formed and named itself the “Workforce Housing Coalition”. In addition to reducing the time needed to obtain permits for affordable housing, the County can encourage more builders to construct affordable housing.

**Desired Result:** Enhanced financial feasibility and greater number of affordable housing proposals from private builders.

**Agency:** Planning and Building Department, Public Works Department, community groups.

**Funding:** CDBG Program for costs of public education; fees for housing development applications.

**Schedule:** Ongoing

ID	Task Name	2002	2003	2004	2005	2006	2007	2
1	<b>Program HE 1.12</b>							
2	Facilitate housing (continuous)							

## HOUSING ELEMENT OBJECTIVE 2 (HE 2)

The County will facilitate the maintenance and improvement of existing affordable housing.

### PROGRAMS:

#### Program HE 2.1: Rehabilitate 100 Housing Units.

**Purposes:** The County will finance the rehabilitation of 100 existing housing units that are occupied by very low income or low-income households through its CDBG and HOME Programs over the next five years. Providing financial assistance for housing rehabilitation can enable existing homeowners who are very low or low income to retain their homes and enjoy safe and decent housing. Renters benefit if their landlord uses County-provided financing to rehabilitate their housing, though safe and decent housing conditions and rent levels that do not rise quickly. Improving housing in a neighborhood through these programs encourages other property owners to maintain their homes, thereby preventing the decline of the entire neighborhood. The estimate of 100 housing units is based on historical performance of the County's CDBG and HOME Programs.

**Agency:** Planning and Building Department, local non-profit groups (i.e., Economic Opportunity Commission)

**Funding:** CDBG or HOME Programs

**Schedule:** Ongoing

ID	Task Name	2001	2002	2003	2004	2005	2006	2007	2008
1	<b>Program HE 2.1</b>								
2	Rehabilitate housing (annually)								

## Program HE 2.2: Ensure That Affordable Housing Remains Affordable.

**Purposes:** The County will ensure that specified affordable housing remains affordable through appropriate restrictions. When affordable housing is provided as a result of a County ordinance requirement or direct financial assistance, it must ensure that it will remain affordable. Recorded agreements (deed restrictions) are effective in ensuring that rental housing remains affordable. Similar agreements can be recorded against ownership housing, but the interests of private sector mortgage lenders must also be considered. Restricted resale prices can affect value of neighboring homes and can discourage the owner of a restricted home from investing to maintain or improve the property. To address these issues, the County uses a “windfall recapture instrument” to maintain affordability of ownership housing. This is essentially a lien requiring payment to the County of a specific amount of the property value in the event of resale. The County proposes to review, and if necessary, revise its methods of ensuring that affordable housing remains affordable.

**Desired Result:** The County’s existing ordinance provisions maintain the pool of affordable housing without unnecessarily interfering with lenders’ interests.

**Agency:** Planning and Building Department

**Funding:** Department Budget, CDBG or HOME Program, as appropriate

**Schedule:** Ongoing

ID	Task Name	2004					2005	
		Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
1	Program HE 2.2							
2	Review & amend ordinances							

## Program HE 2.3: Address Mobilehome Park Conversions.

**Purposes:** The County will review existing ordinances, and if necessary, prepare an ordinance addressing proposals to convert mobilehome parks, including mitigation of impacts to existing tenants. Existing mobilehome parks comprise much of the county's affordable housing. Conversions of these parks to mobilehome subdivisions, cooperative ownership, or site-built housing would generally be expected to result in higher housing costs, plus temporary costs and inconvenience of moving a mobilehome. There are limited parks where displaced residents can relocate their mobilehomes. The ordinance can establish uniform criteria and standards for proposals to convert mobilehome parks into other forms of ownership. This could include standardized payments to displaced residents or even denial of conversions in some cases.

**Desired Result:** Preservation of existing affordable housing in mobilehome parks, payments to displaced residents.

**Agency:** Planning and Building Department.

**Funding:** Department Budget.

**Schedule:** Review existing ordinances, adopt ordinance amendments addressing mobilehome park conversions in 2005.

ID	Task Name	2004					2005			
		Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	Program HE 2.3									
2	Consult MH park residents									
3	Identify possible ordinance changes									
4	Review with advisory committees									
5	Process amendments									
6	Adoption hearings									

[This page intentionally left blank]

# Chapter 5 : HOUSING NEEDS

## POPULATION, EMPLOYMENT AND HOUSING TRENDS

### Population Trends

Between 1980 and 1990 San Luis Obispo County's population grew by 40%, from 155,435 to 217,162 residents. Between 1990 and 2000 the county's population increased by just 14%, to a total of 246,681 residents in 2000. The County is expected to grow again by 100,000 in the next 15 years, a 40% increase (based on population forecasts from the state Department of Finance).

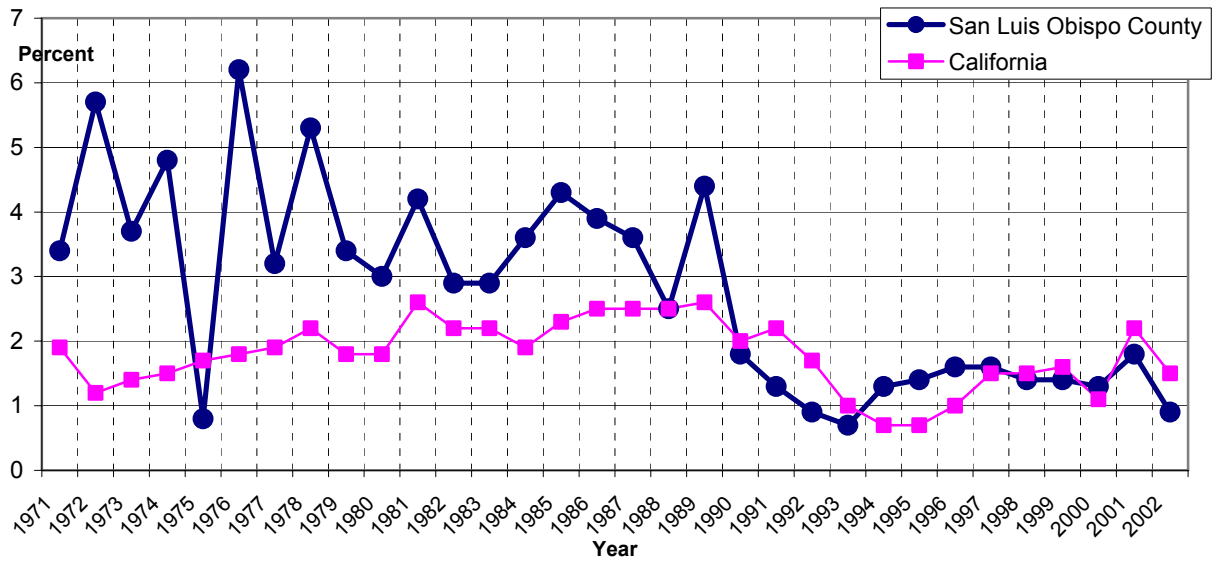
**Table 5.1: U.S. Census Population Estimates 1950-2000**  
**San Luis Obispo County**

Community	1950	1960	1970	1980	1990	2000
Arroyo Grande	1,723	3,291	7,454	11,290	14,378	16,050
Atascadero	3,443	5,983	10,290	16,232	23,138	26,431
Grover Beach	1,446	1,317	2,564	4,551	11,656	13,006
Morro Bay	1,659	3,692	7,109	9,163	9,664	10,308
Paso Robles	4,835	6,677	7,168	9,163	18,583	24,211
Pismo Beach	2,278	3,582	4,043	5,364	7,669	8,537
San Luis Obispo	14,180	20,437	28,036	34,252	41,958	44,148
Total Incorporated	29,564	44,979	66,664	90,015	127,046	142,691
Avila Beach	500	550	400	963	873	*
Cambria	788	1,260	1,716	3,061	5,382	6,218
Cayucos	924	1,400	1,772	2,301	2,960	2,890
Lake Nacimiento	*	*	*	*	1,556	2,132
Baywood/Los Osos	600	1,480	3,487	10,933	14,377	14,154
Nipomo	2,125	5,210	5,939	5,247	7,109	12,600
Oceano	*	2,430	3,642	4,478	6,169	7,228
San Miguel	572	910	808	803	1,123	1,497
Santa Margarita	535	630	726	887	1,173	*
Templeton	795	950	743	1,216	2,887	4,907
Total Unincorporated	21,853	36,065	39,026	65,420	90,117	103,990
Total County	51,417	81,044	105,690	155,435	217,162	246,681

\* = not available

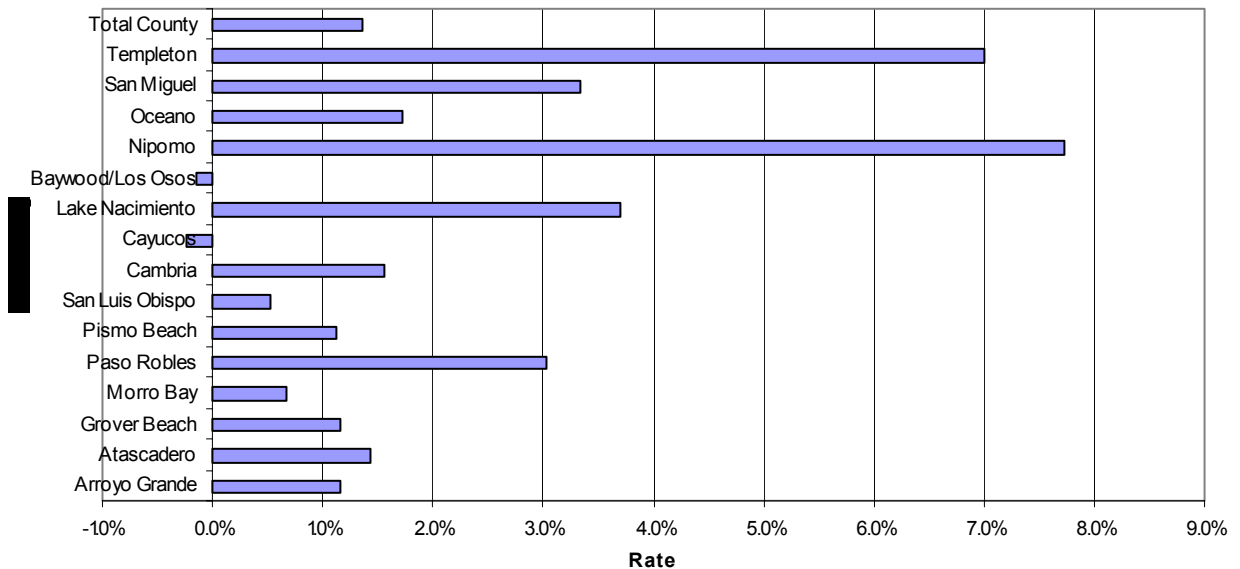


### Annual Population Growth Rate

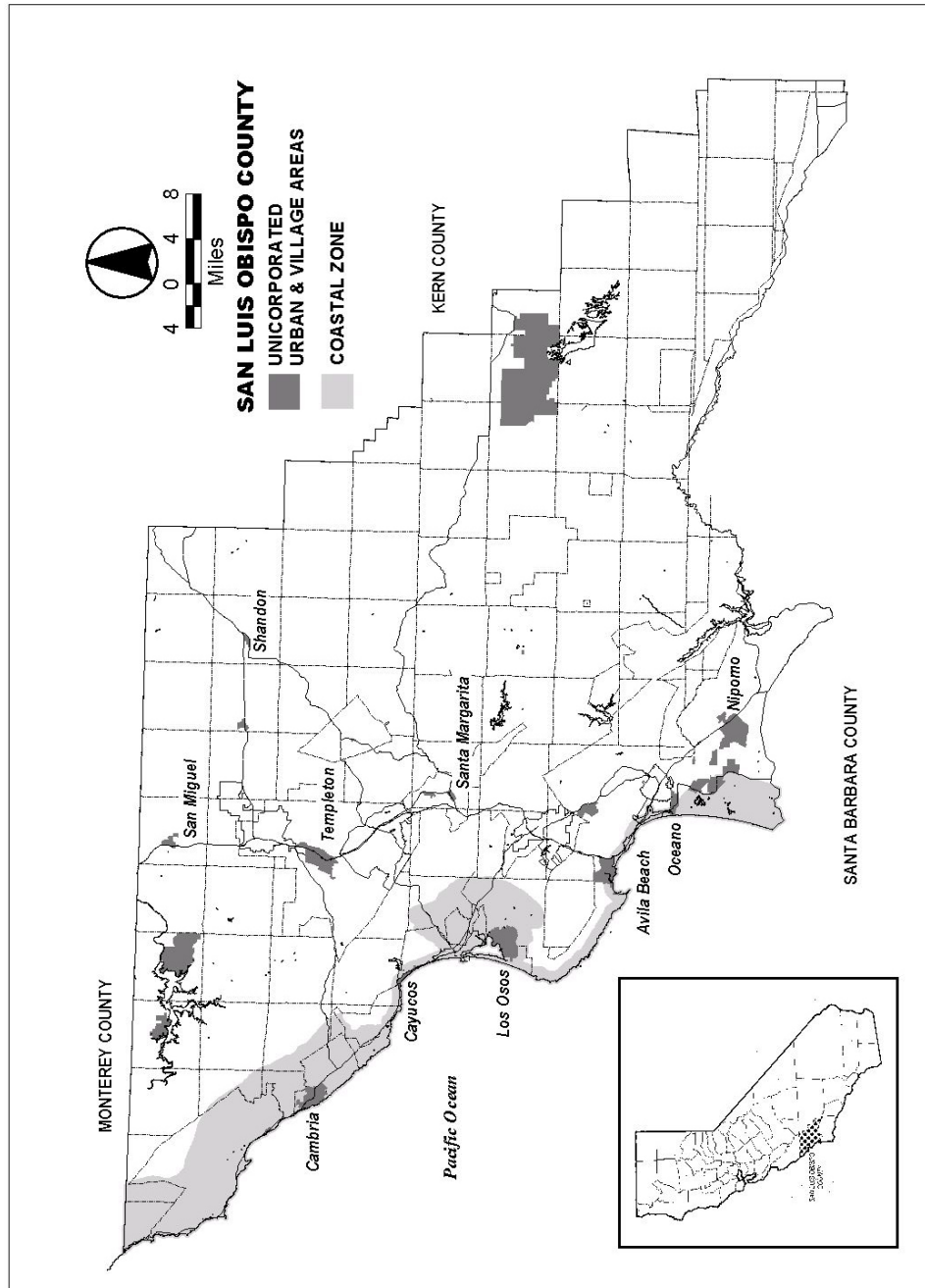


Population projections prepared by the County Planning and Building Department, and updated annually, are included in the appendix.

### Average Annual Community Growth Rate 1990 - 2000



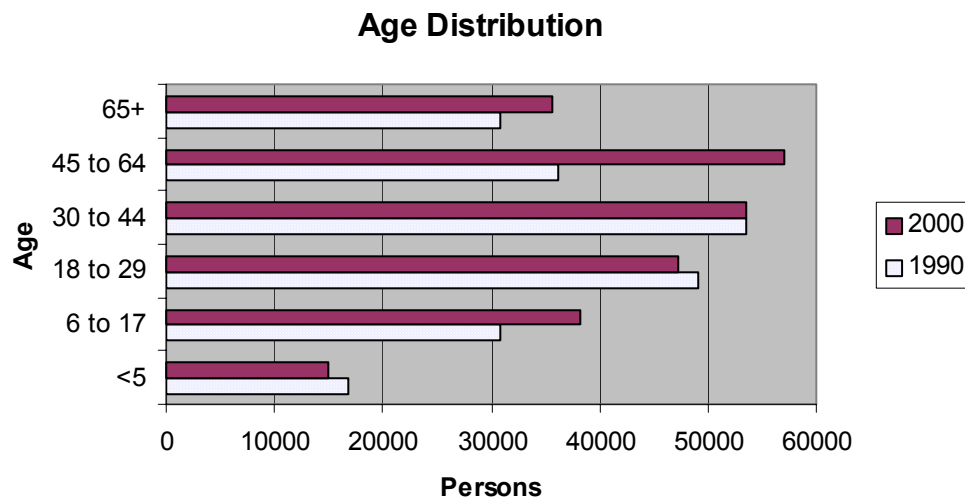
## Map of Unincorporated Communities in San Luis Obispo County



The county's population growth reflects a strong in-migration of affluent, retired people, a drop in the natural birth rate, and an exodus of young professionals with families. In surrounding counties (Monterey County, Santa Barbara County and Ventura County), approximately 50% to 70% of the rise in population is caused by the natural growth of the existing population, whereas San Luis Obispo County experienced a 30% drop in the natural birth rate between 1990 and 2000. At the same time, 60% to 80% of the county's population growth was due to in-migration of people arriving from outside of the county. (Source: "Trouble on the Home Front", San Luis Obispo Tribune, June 16-23, 2002)

A study prepared in 2002 for the San Luis Tribune by the Solimar Research Group, a nationally known planning research firm, projects that as the county's population grows by 100,000 new residents over the next 15 years, the county's population make-up will see the following changes:

- Young professionals and families (25 to 39 years of age) will decrease by 1%
- Older professionals (40 to 59 years of age) will increase by 68%
- Newly retired individuals (60 to 69 years of age) will increase by 49%



Many people, particularly retiring, affluent "baby-boomers" from the San Francisco Bay Area and from Southern California are attracted by the county's natural beauty, its central coast location between large population centers, and the fact that housing is still more affordable here than in other coastal counties. Until recently, young professional workers and others came to San Luis Obispo County and accepted lower average salaries because they enjoyed the local lifestyle. However, housing costs in San Luis Obispo County have doubled since 1995, rapidly outpacing local salary increases. Young workers and families are leaving the county to find quality jobs and more affordable housing elsewhere. Local school enrollment is declining in some communities. The student population was 36,800 in 2003 (for K-12), but it is projected to drop to 35,050 students by 2012. Local school districts have begun to cut popular programs, close schools and reduce the teacher workforce in response to these changes.

## **Employment Trends**

The state Employment Development Department (EDD) releases annual reports that provide unemployment figures and job growth rates. Between 1992 and 1994, the San Luis Obispo County's unemployment rate was around 7 to 8% due to the nationwide recession. As of 2002, the civilian unemployment rate dropped to 3.4%. This unemployment rate is low compared to California's average unemployment rate of 6.7% for 2002.

In 2001, most jobs were in the following three economic sectors: services, government, and retail. Together, these three sectors accounted for 68.4% of all wage and salary employment. According to the EDD report, this employment ratio is to remain steady through 2006. Many lower-paid workers are part of the retail sector, including cashiers, retail salespersons and waiters and waitresses. The two leading local industries are agriculture and tourism, which do not provide many high paying jobs.

While housing and living costs are rising, little change is expected in the county's low paying job market. San Luis Obispo County's remote location makes it difficult to attract large employers or companies to the area. San Luis Obispo has the eight lowest median wage rate among the 10 coastal counties between San Diego and San Francisco. The EDD projects a weak job growth rate of only one new job for every three people coming to the county.

It has become difficult for local employers to attract or retain new workers. Two local business groups, the Economic Vitality Corporation and the county's Economic Advisory Committee have expressed concern over the loss of qualified workers due to high housing costs.

The recent jump in the county's median household income is a mixed blessing. Until 2002, the county's median income increased in small increments, according to the federal Department of Housing & Urban Development (HUD). The median income for a family of four rose only \$100 from 2001 and 2002. In 2003 the increase was \$7400 (from \$50,300 in 2002 to \$57,700 in 2003). This increase did not appear reflect a rise in local wages, but rather an increase in the personal wealth and income of new households moving into the county. One possible conclusion is that many new county residents can afford housing here, whereas their buying power could drive home prices higher than the existing locally employed residents can afford.

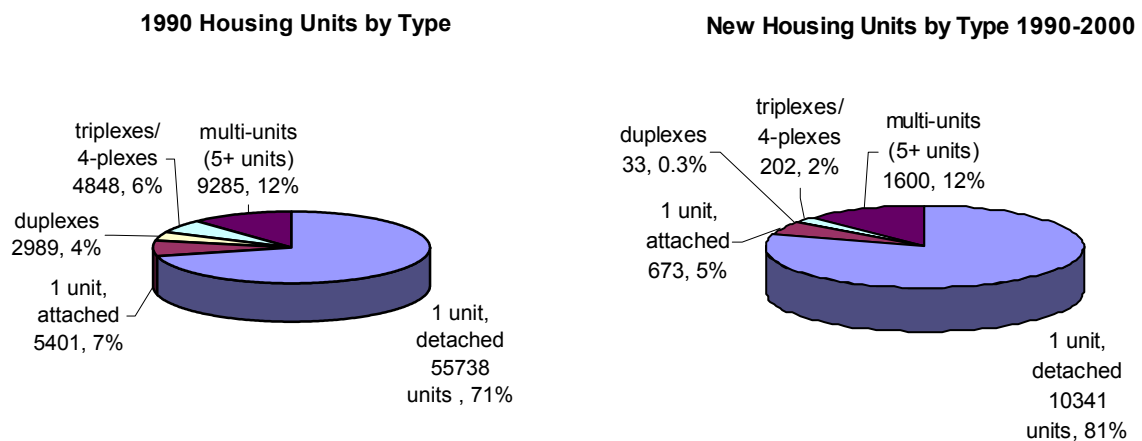
## **Housing Construction Trends**

In California, an average of 25% of the median income households can buy a home. Nationally the median home price is \$151,000 and 63% of the median income households can buy a home. In 2003 San Luis Obispo County has the fourth least affordable housing market in the nation (the 4<sup>th</sup> largest gap between the median household income and the median house price). Home ownership has become unaffordable for most households in San Luis Obispo County that do not already own homes. According to the National Association of Home Builders, the median home price in the County in 1994 was \$163,000, and 35% to 40% of the County's households could buy a house. By 2003, the County's median home price doubled to \$388,000, and only 17% of the County's median income households could buy a house.

A number of factors impede the rate of residential construction in the County, including:

- A regional shortage of available water
- An abundance of natural habitats, natural resources areas and agricultural production areas that are protected by government policies and regulations
- High land costs
- Concerns about growth impacts in some communities and the effects of the County's Growth Management Ordinance
- Current state policies that allow retail sales taxes and commercial development to generate more local revenue than property tax and residential development
- Impediments to development of affordable multi-family projects such as construction defect/legal liability (and the resulting lack of insurance) and community opposition to high-density housing.

Impediments to development of high density housing continues to limit production of housing types that would be more affordable to locally employed persons, as can be seen in the following charts.



Source: 1990 and 2000 Census Data

College students make up one-eighth of the County's population, and they compete with the local workforce population for housing. There are 31,100 students who live in the County and attend Cal Poly state university, Cuesta Community College, and also John Hancock Community College in neighboring San Barbara County. Cal Poly's student population has remained steady at 18,000 students since 1990 and may increase by 3,000 additional students in 2010. Cal Poly has on-campus housing for 2,600 students, and is constructing more on-campus units to serve a total of 6000 students or more, which is 30% of the student population. Of Cuesta College's 10,600 students, only 550 students moved here from outside the county. This number may shrink as housing costs rise. Cuesta College has no on-campus housing.

## Household Characteristics

### Overcrowding

The communities of Nipomo, Oceano, and San Miguel include relatively high percentages (over 10%) of overcrowded housing units. This typically indicates an inadequate supply of housing for the local workforce. The 2000 census reports that countywide there were 868 overcrowded households (236 owner occupied units and 632 renter occupied units).

### Housing Conditions

Approximately 98 percent of housing units in the unincorporated communities are in sound condition. In December 2002, the Department of Planning and Building conducted a housing condition survey of the county's ten urban communities. Table 5.2 shows the results of the survey. The rating system used for the survey was modeled after one provided by the state Department of Housing and Community Development. The system established three levels of housing condition based upon five exterior components. Levels of condition included: sound, deteriorating and dilapidated. Components surveyed included: foundation, roofing, siding, windows and doors. Sound units are those requiring only painting or very minor repairs such as window or door repair and roof patching. Deteriorating units are in need of several non-structural or at least one structural repair. To be classified as dilapidated, a unit would require replacement of all of the following: foundation, roof structure, siding and windows.

**Table 5.2: Housing Condition Survey**

Community	Units Surveyed	Sound condition	Deteriorated	Dilapidated
Avila Beach	355	344	10	1
Cambria	3,908	3,876	30	2
Cayucos	2,368	2,350	17	1
Los Osos	6,261	6,170	88	3
Nipomo	4,485	4,400	80	5
Oceano	2,847	2,749	86	12
San Miguel	515	433	60	22
Santa Margarita	516	489	24	3
Shandon	347	330	9	8
Templeton	1,829	1,778	49	2
Totals	23,431	22,919	453	54

## Constraints To Housing

A discussion is provided below of the constraints to providing more housing units in San Luis Obispo County. Governmental constraints may be in the form of development restrictions, excessive permit conditions and fees, or improvement requirements. Non-government constraints may involve the cost of raw land, construction, financing, neighborhood opposition and the physical constraints of the land itself.

## Non-Governmental Constraints

### The Costs of Construction, Land and Financing

The costs of construction, land, overhead/profit, and financing are the major components of housing production costs. Increases in production costs are often passed on to purchasers. The following table illustrates the changing ratio of the housing cost components for new home construction between 1977 and 2003.

**Table 5.3: Components of Housing Costs – Selected Years**

Year	1977	1985	1993	2002
Construction	46.7%	48%	49.9%	37%
Land Development	25%	31%	36.9%	45%
Overhead & Profit	17.5%	15%	6.7%**	9%
Financing	10.8%	6%	6.5%	9%

NOTES:

- Construction = labor, materials, fees
- Land Development = land costs, utilities, roads, grading
- 6.7% profit shown in 1993 was for a local project targeted towards lower income households. Lenders typically require higher profit margins.

Sources: 1977 figures from the California Housing Task Force, February 1979. 1985 figures from the California Statewide Housing Plan Update, 1990. 1993 figures from the 1993 San Luis Obispo County Housing Element. 2002 figures from The Tribune newspaper article series, "Trouble on the Home Front," printed June 16-23, 2002.

### Price of Land

The cost of land is now the single largest component of housing costs. A single-family residential lot that cost \$20,000 to \$40,000 in 1995 may now cost \$100,000 or more. Developers assert that they cannot recoup the high land costs by constructing small (i.e., 1,100 square foot) houses. The average size of new single-family houses is 2,500 to 3,000 square feet.

Land values and real estate prices vary widely around the county. In early 2003 the median house price in Templeton was \$485,250 and in San Miguel it was \$210,000. In Nipomo the median house price was \$377,250 and next door, in Oceano it was \$249,000. Countywide the median house price increased by 23% between December 2001 and December 2002 (source: The Tribune, 01/29/03, p. D-1). Land values are increasing throughout the county, and even the historically affordable communities such as San Miguel and Oceano are now too expensive for lower and very low-income households. In 2003, lower income family of four in San Luis Obispo County earned up to \$46,150 annually and could afford to pay up to \$190,015 for a house (with a 5% mortgage interest rate and 20% down). A moderate-income family of four earned up to \$57,700 and could afford a house costing up to \$294,679.

## **Availability of Financing**

The affordability of housing is closely tied to the availability of financing and the mortgage interest rates. Interest rates in 2003 were at a 40-year low, with fixed 30-year loans available at 5-6% interest. This has stimulated a high level of construction and residential sales both locally and nationwide.

The private market provides financing for moderate and above moderate income housing units. In contrast, financing for housing targeting low or very-low income households is typically provided by a combination of private financing and grants or loans from federal and state government programs. Examples of typical government programs include Low Income Housing Tax Credits, HOME and CDBG programs, and the California Rental Housing Program. Such government programs have complex requirements (i.e., Davis-Bacon prevailing wage requirements) that must be met prior to funding.

Private financing for low and very-low income housing can be difficult to obtain. Private lenders often cannot afford to keep portfolios of loans and must sell them on the secondary market. To be saleable on the secondary market, the loans must meet stringent requirements that eliminate many projects involving low-income housing. The federal Community Reinvestment Act (CRA) was established to require private sector lenders to participate in underserved markets, including affordable housing. This approach has been successful for obtaining construction financing for affordable housing projects, but long term financing remains a problem.

## **Cost of Construction**

Typically, construction costs are costs associated with constructing the unit itself, although site improvement costs can be included as part of overall construction costs. Construction costs are similar throughout the county, however, circumstances such as steep terrain, soil type, the need for large amounts of grading and type of project can have a significant effect on cost levels.

In urban areas, the County typically requires new developments to provide community water and sewer connection, underground utilities, curbs, gutters and sidewalks and paved streets. Each of these adds to the cost of construction but is necessary for higher density developments.

## **Physical Constraints and Resource Shortages**

Both resource shortages and physical constraints limit opportunities to develop new housing. A substantial portion of the County is not readily available for new residential development. For example, approximately 26% of the total county area is public lands (i.e., it is owned by public parks agencies, natural resource agencies, colleges and the military). Approximately 55% of the total county area is devoted to agricultural croplands and grazing land, with approximately 36% of the total county area is under Williamson Act contracts (sources: 1998 San Luis Obispo County Agriculture & Open Space Element). San Luis Obispo County also has an abundance



of natural habitat areas (coastal and inland), and threatened or endangered plant and animal species. These natural resource areas and agricultural production areas are protected by federal, state and local government policies and regulations. Finally, the remaining developable lands within the County may have on-site constraints related to topography, geologic stability, fire hazards or flooding.

Some communities may also have a shortage of water, schools or other resources. The San Luis Obispo County Annual Resource Summary Report tracks the availability of five community resources that are necessary to support development. These resources are: water, sewage, roads, schools and air quality. Three Levels of Severity are used:

Level I	No shortage of a particular resource exists in a given community
Level II	The resource's capacity may be exceeded in seven years
Level III	Existing community demands exceed the capacity of that resource

If the resource shortage is the result of insufficient delivery systems or facilities, it is usually considered "correctable". Problems that involve the limited capacity of a resource are more difficult to correct. In either case, resource deficiencies usually require substantial funding to correct, in amounts that can exceed the ability or willingness of local residents to pay. The net result is a never-ending game of "catch-up," where rates of growth and development outstrip the upgrading and renewal of community resources. Since most resources extend beyond political boundaries, cities, special districts and the county must work together to identify their resource capacities and how those resources relate to future growth and development.

### **Homebuyer Trends**

(Source: "Our County's Next 100,000", San Luis Obispo Tribune, April 13-15, 2003)

Population increases, producer and consumer concepts of need, changes in household size and housing discrimination are some of the issues that impact housing. Since 1980, a large percentage of the population growth in the county has been the result of migration. Many new residents have migrated from areas with higher housing costs and can frequently pay substantially more for housing than longtime residents. This is because many of the new residents sold homes in more expensive areas and can therefore make large down payments on homes here.

These new residents often chose to build or buy large homes. Between 1980 and 2000, the average size of new residential units in the unincorporated areas of the county increased from 1600 sq. ft. to about 3000 square feet. Contractors have benefited because larger units generally have more amenities and result in higher profits. A side effect of this trend is that smaller, lower cost and lower profit units are unlikely to be built as long as demand is strong for larger units.

Household size has decreased slightly since 1980. The average household size in 1981 was 2.67 people, in 1992 it was 2.64, and in 2000 it was 2.49. This could be the result of a variety of things such as people delaying marriage and families, increases in divorce, greater numbers of retired people locating in the county or people choosing to live alone. Smaller household sizes coupled with population increases mean increased demand for units.

## **Public Concerns Over Growth-Related Impact**

During the 1980's and 1990's San Luis Obispo County experienced a polarization of public opinions regarding the benefits of new development. In 2000 a county ballot initiative called "SOAR" (Save Open Space and Agricultural Resources) was defeated in the polls. If passed it would have required a public vote of approval before any agriculturally zoned parcel could receive a change in zoning. Members of the home construction industry have expressed concern that local citizen opposition to new construction projects often have a significant, unpredictable effect on the length of the permit process and the outcome of project designs. Community advocates defend the ability of a community to voice its opinion on the compatibility and desirability of proposed development projects, and note that planning laws require that all project impacts and community resource shortages shall be fully considered.

There have been some recent, positive trends that the public is finding common grounds on how to respond to the county's housing shortage. Public workshops sponsored by the County on the topics of "smart growth" and "new towns" have been well attended and have sparked an open dialogue among all segments of the community. Many of the concepts expressed in these discussions have been incorporated into the programs of this Housing Element.

## **Governmental Constraints**

### **Uncertainty About the Permit Process and Public Opinion**

Uncertainty about whether a proposed housing project will be approved by all participating government agencies and how long the process will take can act as a deterrent to building new housing. The cost to a developer of holding property, beginning with site acquisition and ending with occupancy of dwelling units, is an expense generally passed on to the buyers. The longer it takes to develop and sell housing, the more it costs. The "holding period" is often devoted to securing permits from various levels of government, a process that normally involves evaluation of project effects on the circulation system, public facilities and services, and the environment.

Public opinion may also bring uncertainty to housing development. The County has an abundance of natural resources, but there is also a shortage of community resources in some areas (i.e. water, roads, schools). "Slow growth" sentiments exist because a large segment of the public wishes to preserve the county's natural beauty and its "quality of life." Local government agencies have responded by adopting "slow growth" policies, which may slow down the rate of growth, reduce the available number of new housing units and indirectly increase the housing costs.

The simple answer of increasing housing production by drastically reducing regulations would not work. Unrestricted growth across the County would stress the available resources and impact the "quality of life." And unlimited housing development may still be unable to meet the needs of all the people who have or would like to move to the County. Presently there is an acute housing shortage for workforce households of all income levels.

In response to these issues, the County has proposed programs (see Chapter 4) to facilitate “Smart Growth” development, directing new housing away from rural areas and into the communities that have adequate resources. New housing should be located in areas that have adequate roads, transit systems, a job base, infrastructure, retail stores, services, schools and parks. In response to high land costs, more housing should incorporate high density and be designed for attractiveness and functionality. Public opinion can be influenced to support attractive housing projects of 15 to 26 dwelling units/acre as infill development within the County’s communities. Once the construction industry is certain of the public support and government approval for specific types of housing development, then the risk is removed and more of the desired type of housing can be produced at lower costs.

## **Land Use Controls**

The California Legislature has delegated to local government specific responsibilities and a certain amount of discretionary authority over the development and use of land. Cities and counties influence the location, density, type, number, quality and appearance of housing units in their jurisdiction through land use controls, building codes, development review procedures, requirements, and fees. Government constraints generally may be divided into land use and development controls (such as zoning and subdivision regulations), building codes, fees and other exactions required of developers, site improvement and infrastructure requirements, and development processing and permit approval procedures.

Land use and development controls determine the amount, type, and location of housing. The primary control is the General Plan and local ordinances. The General Plan sets an overall framework for development and resource conservation in the unincorporated areas of the county, principally through the Land Use Element and its implementing ordinance. Most of the county is rural, zoned for low residential densities primarily to protect agricultural land and natural resources. Although necessary for resource protection, low densities have a negative impact on the cost of housing because of the high land costs.

The General Plan includes 15 unincorporated communities or villages that allow more concentrated development of housing. The following table shows typical development standards (including density, open space, setbacks, parking and height) for single family and multi-family land use categories. These standards are similar to those in other jurisdictions and do not place an unnecessary burden on affordable housing projects.

The County must also consider the need to avoid conflicts between existing airports and new residential development. Proposals to amend the County General Plan to designate land for residential development must first be reviewed for consistency with the adopted Airport Land Use Plan.

**Table 5.4: Development Standards**

Land Use Category	Density	Open Space	Setbacks	Parking	Height
Residential Single Family	Approx. 6 units per acre	No requirement	Front- 25ft Side- 5 ft Rear- 10ft Corner (street side) 10 ft if lot is more than 50 ft wide	2 spaces per dwelling	35 feet
Residential Multi-Family	Low- 15/ac Med- 26/ac High- 38/ac	55% 45% 40%	Front- 25ft Side- 5 ft Rear- 10 ft Corner (street side) 10 ft if lot is more than 50 ft wide	1 per one bedroom unit, 1.5 per two bedroom unit, 2 per three or more bedrooms, plus <u>Guest Parking</u> 1 space, plus 1 for each 4 units or fraction thereof beyond the first four	35 feet (45 feet if high density)

Note: Landscaping is required for multi-family projects.

### **Growth Management**

On October 23, 1990, the Board of Supervisors adopted the Growth Management Ordinance (GMO) for the unincorporated areas of the county in response to substantial community concern about growth and a proposed voter initiative. The GMO limits the number of new dwelling units that may be built annually, but it exempts units that are affordable to low and moderate income households, secondary dwellings and farm support quarters. Under the ordinance, new dwelling units are limited to an amount sufficient to accommodate an annual increase of 2.3% in the number of existing dwelling units that are in the unincorporated areas of the County. As discussed in Chapter 3, the GMO will not prevent the county from meeting its housing needs as set forth in the adopted Regional Housing Needs Plan.

### **Subdivision Regulations**

Regulations for the design and improvement of subdivisions are contained in the county Real Property Division Ordinance and governed by the State Subdivision Map Act. The purposes of the regulations are to promote public health and safety and "to facilitate the ultimate development of the land in a manner that will be compatible with physical constraints and preservation of natural and scenic attributes." One of the effects of the regulations is to transfer the financial burden of subdivision development from county government to the developer and, ultimately, to future residents of the subdivision.

## **Building Codes and Their Enforcement**

San Luis Obispo County building codes are encompassed in the locally adopted Building and Construction Ordinance (Title 19) and the Uniform Building Code (UBC), which is used throughout the state. These regulations insure that projects are constructed to minimum safety standards and that adequate water supply and sewage disposal standards are met.

Enforcement of building codes for new structures or alterations to existing structures is the responsibility of the building inspectors. Enforcement of codes in other situations is carried out with the immediate emphasis on any health and safety concerns. Voluntary compliance is sought first, with court action against a landlord or owner as a last resort. Displacement of residents is avoided if at all possible.

## **Site Improvements**

Some level of site improvement is required for virtually all residential development in the county. This can vary from minor leveling of a building pad and installation of a well and private sewage system to major grading of the site and the installation of an extensive infrastructure system. Site improvements may include curb, gutter and sidewalk installation, underground utility installation, public water and sewage system connections and the paving of access roads.

County requirements are typical of requirements in other jurisdictions throughout the state. Their purpose is to address health and safety issues, access issues, separation of vehicle and pedestrian traffic in higher density areas and to promote orderly development.

Within the county regulations, there may be opportunities to modify some of the site improvement requirements and thus reduce the cost of development. This could have a beneficial impact to affordable housing projects. Some of these opportunities include re-examining the regulations on street widths to see if narrower streets would be appropriate. Also, re-evaluating the requirements on sidewalk widths to determine if reductions could be made without jeopardizing public safety. Changes such as these could result in additional units for a project, thus reducing overall cost per unit.

## **Fees**

New residential development frequently imposes a financial burden on government agencies because the cost of providing community services to them is typically higher than the tax revenues that they will generate. This is especially true of lower cost housing because services are the same while taxes are lower due to lower sales prices and assessed value. To partially offset the shortfall in tax revenues, many local governments have had to increase fees on new residential development. These fees, while necessary to local governments, can result in higher housing costs.

Development fees in San Luis Obispo County are not excessive when compared to other neighboring counties (see Appendix D – Typical Permit Fee Chart). In addition, the county has made special provisions for projects with affordable housing. A program is currently in place to help pay the public facilities fees for affordable units in new subdivisions. The county has also waived a portion of the building permit fees for affordable housing projects involving

state and federal grants. Typical fees for subdivisions, parcel maps, site plans, minor use permits and development plans are shown in the Appendices.

### **Permit processing**

State planning laws require that certain steps must be included in the local permit process. Among these are:

1. Proposed developments must be found consistent with the adopted general plan and its elements (i.e., Housing Element, Agriculture and Open Space Element, and the Land Use Element).
2. Building codes must be adopted and enforced.
3. The county must assess the environmental effect of a project in compliance with the California Environmental Quality Act (CEQA), and then determine whether an environmental impact report, a negative declaration with mitigation measures, or a negative declaration is required.
4. The county must meet CEQA specified time requirements for public review and posting of environmental documentation.
5. Projects in the coastal zone must be found consistent with the local coastal plan and in some instances are reviewed by the Coastal Commission.

The Permit Streamlining Act (PSA), Government Code, sections 65920 et seq., requires that local jurisdictions reach a final decision on any discretionary permit request within one year for projects requiring a CEQA Environmental Impact Report or six months for projects which are exempt from CEQA or receive a negative declaration. The PSA also requires local government to meet various interim deadlines, from initial application review to approval or disapproval of a project.

State law requires that a jurisdiction's legislative body make project decisions. In San Luis Obispo County this body is the Board of Supervisors. The board can adopt ordinances to delegate authority to other review bodies such as the Planning Commission and Subdivision Review Board. Approval of minor land use permits has been delegated to the Planning Director (e.g., minor use permits).

Permit processing times vary depending on whether the project is ministerial (staff approval without a public hearing) or discretionary (public hearing required). The typical processing time for single-family or multi-family housing developments in 2003 was six months, although ordinance revisions were in progress in an attempt to reduce processing times. All ministerial and discretionary, residential projects are reviewed by several county departments prior to staff approval or a public hearing. The Planning Department reviews projects for compliance with the county General Plan and the State Subdivision Map Act and the California Environmental Quality Act (CEQA). The Public Works Department reviews the project for its effect on roads, drainage and county water and sewer districts. The Environmental Health Department reviews for compliance with water supply and sewage disposal requirements and the Fire Department insures that fire safety standards are met. Projects may also be reviewed by



regional or state agencies as required (e.g., state Dept. of Fish & Game, Regional Water Quality Control Board). Projects near an incorporated city are referred to that city for comments.

## **Special housing needs**

### **Disabled persons**

The U.S. Census for 2000 lists 39,367 persons (18% of the County's population above age 5) as having one or more disability. While this figure may appear high, it includes many types of disabilities: sensory, physical, mental, self-care and employment. The Census lists 16,512 persons (7% of the population) as having a physical disability and 7,359 persons (3% of population) as having a sensory disability.

It is uncertain how many disabled individuals live independently. Often a property owner or landlord is willing to accommodate handicapped individuals, but the residential unit is not accessible to wheelchairs or physically impaired persons. This forces the handicapped individuals to compete for housing in a very limited sector of the county's housing market.

Locally the Housing Authority of San Luis Obispo administers the federally funded After Care Housing Program. This program provides Section 8 rental assistance to mentally and physically handicapped outpatients who are otherwise unable to afford adequate housing. Presently, the demand for program assistance exceeds its financial resources. The Housing Authority of San Luis Obispo implements the program in both the cities and unincorporated areas of the county.

The County prepared an Analysis of Impediments to Fair Housing as required under federal grant programs, including a review of its zoning laws, policies and practices. This analysis concluded that the County has implemented actions to remove constraints on housing for persons with disabilities. For example, the County provides tenant-based rental assistance for persons with special needs, many with disabilities. The County also provides funding for ADA retrofitting efforts. While the County has not yet prepared a procedure that applies solely to making requests for reasonable accommodation, such requests can be submitted through the normal conditional use permit or variance process, including making parking accommodations and other matters. For example, in one recent case the County permitted construction of a secondary dwelling larger than normally permitted because the larger size was needed to accommodate the needs of the handicapped person who would live there. The County is well aware of its responsibility to remove constraints to provision of housing for persons with disabilities, partly as a result to its Analysis of Impediments and certifications regarding Fair Housing pursuant to the federal HOME and CDBG Programs. The County is committed to authoring reasonable accommodation where appropriate.

The County complies with state and federal requirements relating to group homes and fair housing. The County has no occupancy requirements that apply to unrelated individuals but not families. The County does not regulate the minimum distance between group homes. The County permits group home with six or fewer persons in the Single Family Land use category without a conditional use permit or any special community noticing, even where some on-site services for persons with limits on their ability for self-care are provided. Larger group homes with on-site services are subject to a conditional use permit (CUP), with minimal prescribed standards (20,000 square feet site area, safety fencing for play areas, parking). Large group homes are rarely proposed in the unincorporated areas of the county. They are usually located

closer to medical or other needed services, which occur primarily within the incorporated cities, especially San Luis Obispo. The County has provided financial assistance to local nonprofit organizations acquiring residential properties for operation as group homes in San Luis Obispo, Grover Beach and other cities. However, two large group homes have been permitted by the County outside cities: one was established in the community of Templeton, close to Twin Cities Community Hospital; another has been permitted for a site in Cambria and is scheduled to be constructed in 2004. Both of these examples represent service-enriched group homes, which the County defines as “residential care facilities”. These examples demonstrate that the County’s CUP requirements are reasonable and do not represent a constraint preventing group homes from being established.

### **The elderly**

San Luis Obispo County is home to 23,326 elderly (age 65+) households, 25% of the all households in the County. However, only 14% of the County’s population is over age 65. This means that approximately one-fourth of the County’s housing stock is occupied by 14% of the population, the elderly. The usual size of an elderly household is one or two persons. It is not uncommon for seniors to live alone after the death of a spouse.

Of the elderly population, 92% are living above poverty level, while 8% are living at or below poverty level. Approximately 19,110 elderly citizens (82% ) own a home, and 4,216 (18% ) are renting. While the majority of the elderly are financially stable, there are still many who live on low or fixed incomes. Thus, many elderly need affordable housing.

A recent demographic study conducted for the San Luis Tribune by the Solimar Research Group predicts that the county’s senior population (age 60 and over) will increase by 49%. This reflects a growing number of affluent, retired individuals who are attracted to the county and are moving in and paying top dollar for available housing units. This trend will adversely affect the existing elderly population who are on fixed income, especially renters.

Many elderly citizens live in mobile home parks. Mobile home parks are a significant part of the county’s existing affordable housing stock, yet out-of-area companies have begun an aggressive campaign of buying and converting some of the local parks into high cost projects. There are state and local laws aimed at protecting the residents in mobile home parks from the impacts of park conversions. The County proposes to review these laws and local ordinances to determine if action should be taken to strengthen the local ordinances (see programs in Chapter 4). The County’s Mobile Home Park Rent Stabilization Ordinance protects renters from drastic space-rent increases. Any proposed park conversions to space ownership or to other development must pay for a study of the impact to the existing park space tenants.

### **Large households**

Large households of five or more members make up approximately 9% of the County’s households. Of the 8,402 large households in the County, 39% (3,318 households) rent their homes and 61% (5,084 households) own their homes.

The County has helped to fund the development of projects with large residential units. These are units that are 4 or 5 bedrooms in size. The County provides direct financial assistance to projects for low and very-low income households with federal funds from the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs.



The local non-profit Peoples' Self-Help Housing Corporation has used HOME funds and Section 502 funding from the United States Department of Agriculture to build several subdivisions that are affordable to lower and very low-income households. These subdivisions use the "sweat equity" method of construction that helps qualified households to build their own units. Large families with low incomes may also be eligible for the Section 8 rental assistance program that is administered by the Housing Authority of San Luis Obispo.

## **Farm Workers**

Although agriculture is one of the County's primary industries, it is difficult to determine the exact number of farmworkers who live here. Some are permanent residents and others are seasonal migratory workers. One contractor buses workers in daily from the San Joaquin Valley to work in the vineyards in the eastern parts of the County. The state Employment Development Department (EDD) compiles farm employment information, but has no statistics on highly mobile or undocumented workers. EDD reports 5,200 workers in the farm industry as of 2002, nearly doubling since 1990, when EDD reported 2,700 workers. This appears to show a trend for a growing number of farm workers in San Luis Obispo County.

A 1990 study prepared for the County asserted that the EDD undercounts the farmworkers who work here. This study is entitled "Farm Labor Hiring Patterns in San Luis Obispo County" and was prepared by Peoples' Self-Help Housing Corporation in response to concerns about the needs of local farmworkers by the County and local nonprofit organizations. In 1989 the EDD estimated that 2,080 farmworkers were in the County. The study provided an estimate based on the number of man hours needed to produce an acre of a given crop and determined that perhaps 5,000 farmworkers were here. The study also indicated that crop care is becoming a yearlong activity (i.e., vineyards) and that the farmworkers and their families are becoming permanent residents rather than migratory households. Farmworker families need housing that is near schools, shopping and community services. It is difficult to provide such housing for the families of the workers who are still seasonal migratory workers. Workers with families need family dwelling units, while single workers may use bunkhouses or dormitory style quarters that are located on the farms.

According to the 1990 study, housing problems exist for many local farmworkers. Some of the most severe problems involved large numbers of workers (15-36) living in one room non-residential structures with very limited facilities. Less severe, but still a problem, is the overcrowding that exists among the farmworkers who are permanent residents. In many instances, two or more families will live together in small houses.

For many farmworkers, their relatively low incomes are the biggest factor preventing them from obtaining adequate housing. According to the 1990 study hourly wages at that time varied from about \$4.25 to \$7.20 depending on skill level and tasks being performed. Piece rate wages (based on the number of cartons or bins harvested) can be much higher. The study found that the average annual income for Nipomo farmworker families was about \$12,500. With an average family size of about 6 persons these families are below the poverty level.

To date, some progress has been made by the county in addressing the housing needs of farmworkers. Pursuant to the recommendations in the 1990 study, the county modified its requirements to allow for expedited processing of permits for group quarters for farmworkers on agricultural parcels. Most housing for farm workers and their families should be provided within communities where shopping and other needed services are available. Housing is also

needed on the farm or ranch, so the County's Land Use Ordinance and Coastal Zone Land Use Ordinance enable growers and ranchers to provide housing for their employees on site in the form of single family dwellings (including mobilehomes) or dormitory-style group quarters. The amount of allowable on-site farm worker housing is determined by the intensity of agricultural activities. The capacity of farm worker housing proposed on the form of group quarters is limited to the needs of agricultural activities within five miles of a site in the Agriculture land use category.

The County's Growth Management Ordinance exempts farm support quarters from the permit allocation process, whether in the form of group quarters or single-family dwellings. The County has provide federal HOME and CDBG funds to the non-profit Peoples' Self-Help Housing Corporation (PSHHC) to build housing projects for farmworker families. PSHHC also uses federal USDA Section 502 funds and state HCD funds (Joe Serna, Jr. Farmworker Housing Grant Program) for its projects. These projects include a subdivision in Nipomo completed in 1999, a 16-unit apartment project in Oceano completed in 2001, and a 46-lot subdivision in San Miguel that began construction in 2003.

### **Families With Children**

According to the 2000 census, there are approximately 26,790 families in the county with children under 18 years of age. Of these, married couple families represented approximately 75% (19,980). Single male headed families represented 7% (1,982) and single female headed families, 18% (4,828).

Married couple families have the highest incomes and families headed by single females have the lowest. In 1999, the median income for married couple families with children under 18 was \$60,919. For male headed families the median income was \$33,832, and for female headed families it was \$23,185. Approximately 15% of married couple families, 28% of male headed families and 49% (2,346 households) of female headed families with children are below the poverty level.

For single parent families, lack of adequate income is one of the biggest factors in obtaining housing, especially families headed by females. Using a figure of 30 percent of gross income for housing, the median income of female headed families would allow only \$580 per month for housing. This amount is inadequate as the rental rate throughout the county for studio and one-bedroom units start at \$750 and go much higher.

Approximately 80 percent of the County's annual allocation of federal Home Investment Partnership (HOME) funds and Emergency Shelter Grant (ESG) funds are typically allocated to local non-profit groups that provide housing (including emergency shelter) to very low income and homeless families. The Economic Opportunity Commission operates the homeless shelter and homeless day care facilities in San Luis Obispo. The Women's Shelter of San Luis Obispo and the North County Women's Shelter operate facilities in their communities. The Housing Authority of San Luis Obispo administers the Tenant Based Rental Assistance and Section 8 programs, and manages several affordable apartment projects. The Peoples' Self-Help Housing Corporation builds affordable ownership and rental units throughout the county. All of these programs face the impacts of government budget shortfalls and the rapidly rising cost of the local housing market.

## Homeless

The Economic Opportunity Commission of San Luis Obispo County (EOC) estimates that there are 3,000 to 4,000 homeless persons in the County. This estimate is based on information EOC maintains on its homeless clients both in the shelter and receiving case management services outside of the shelter. EOC uses CDBG, ESG and general fund money from the County and local cities to operate a homeless shelter and a homeless day center, which are both located in the City of San Luis Obispo. The homeless shelter provides 49 beds year-round. EOC also works in partnership with the Interfaith Coalition for the Homeless to provide “overflow” sheltering during winter months. A different church hosts the “overflow” program each month, providing an additional 15-35 beds nightly. Approximately 850 homeless persons receive one or more nights of emergency shelter and assistance during the year. The homeless day center provides showers, clothing, meals, mail and phone services, counseling services, health screening, and access to transitional housing. These services help the homeless to stabilize their lives and move toward greater self-sufficiency.

In the north county area EOC operates a homeless case management program and has begun efforts to establish a north county homeless shelter within the city of Atascadero. Various churches and non-profit groups in the north county area provide other services such as day meals, food, clothing, and a motel voucher program. These groups include the Homeless Housing Project, Loaves and Fishes, the Salvation Army, Harvest Bag and the El Camino Housing Group (ECHO).

Homeless shelters are allowable in all residential land use categories, the Office and Professional, Agriculture and Rural Lands land use categories. A proposal to develop a homeless shelter would be reviewed through a conditional use permit. Transitional housing proposed in forms other than standard single family dwellings would be similarly treated.

## Existing Housing Supply

This section presents an overview of unincorporated county housing supply based on housing unit type, condition, vacancy rate, and housing construction activity.

### Housing Unit Types

The basic measure of housing supply is the dwelling unit: single-family dwelling, multiple-family unit (apartment) or mobile home. While single-family dwellings are still by far the most popular type of housing, mobile homes represent a significant portion of the county's housing stock. Construction trends in the County, as discussed elsewhere in this document, continue to produce a majority of detached single-family units over other types of housing units. The following table depicts housing units by type in the unincorporated area and countywide.

**Table 5.6: Housing Units by Type – Unincorporated County**

Type of Unit	Unincorporated County		Countywide	
	Units	Percent	Units	Percent
Single Family Detached	30,762	74.75	67,192	64.88
Single Family Attached	1278	3.11	6096	5.89
Multi-Family	2944	7.15	19,100	18.44
Mobile Homes	6169	14.99	11,168	10.78
Total Units	41,153	100.00	103,556	100.00

Source: CA Department of Finance

### **Vacancy Rates**

The tables below show the different types of vacant housing units in 1990 and 2000. Most of the county's vacant housing stock is in the category of seasonal, recreational or occasional use units. These units are not available for regular rental use and do little to solve the county's housing problems. The number of vacant “seasonal use” units increased between 1990 and 2000, while all the other categories of vacant units decreased.

**Table 5.7: 1990 – Vacancy Status**

Status	Unincorporated County		Countywide	
	Units	Percent	Units	Percent
For Rent	736	2.1%	1972	2.4%
For Sale Only	511	1.47%	1383	1.53%
Rented or sold, not occupied	298	0.86%	700	0.77%
Seasonal, Recreational or occasional use	2693	7.78%	4234	4.69%
For migrant workers	60	0.17%	64	0.07%
Other	901	2.6%	1566	1.73%
Total (vacant units)	5199	15.0%	9919	11.0%
Total (all units)	34,607	100%	90,200	100%

Source: 1990 U.S. Census

### 2000 – Vacancy Status

Status	Unincorporated County		Countywide	
	Units	Percent	Units	Percent
For Rent	442	1.1%	1187	1.16%
For Sale Only	330	0.81%	669	0.65%
Rented or sold, not occupied	310	0.77%	651	0.64%
Seasonal, Recreational or occasional use	3694	9.16%	6512	6.37%
For migrant workers	20	0.05%	20	0.02%
Other	497	1.23%	497	0.49%
Total (vacant units)	5107	12.66%	9536	9.32%
Total (all units)	40,348	100%	102,275	100%

Source: 2000 U.S. Census

Vacancy rates are indicators of housing availability. When vacancy rates are high, there is an adequate supply of housing; consequently prospective owners and renters have a wider variety of choice. With fewer vacancies, the choice of housing is conversely limited; demand for housing exceeds supply and contributes to increases in cost. Extreme vacancy rates can create problems ranging from a critical housing shortage if vacancy rates are too low, to the income loss and maintenance problems associated with high vacancy rates.

In order to assure adequate choice and availability of housing, while balancing the market for landlords and sellers, the "desirable" rates of vacancy would range between 4-6% for rental units and 1-3% for owner occupied units (according to Federal Housing Administration standards). The unincorporated area's vacancy rate for rental units is quite low, at 1.1 percent. This has a detrimental effect on housing choice, particularly for the lower income households who must compete with higher income households for few available units.

### **New Housing Construction**

Housing construction is influenced by the cumulative decisions of many local individuals and groups. Builders, developers, bankers, families, individuals and government agencies make decisions affecting the type, location, supply and cost of housing. Decisions of local individuals and groups are influenced by events occurring at the state and national levels including: the condition of the economy, new state and federal construction regulations and new government programs focusing on housing.

**Table 5.8: Housing Unit Growth (1990 – 2000)**

Community	1990	2000	1980-1990
	Units	Units	Percent Increase
Avila Beach	599	265	-55.76
Cambria	3081	3752	21.78
Cayucos	2133	2284	7.08
Nipomo	2386	4146	73.76
Oceano	2433	2762	13.52
San Miguel	451	503	11.53
Santa Margarita	464	497	7.11
Los Osos	6097	6214	1.92
Templeton	1100	1588	44.36
Other Unincorporated	10488	12570	19.85
County Total	29232	34581	18.30
Combined Cities Total	55603	62392	12.21
Countywide	84835	96973	14.31

Source: 1990 Census, 2000 Census, County Dept. of Planning & Building/2001 RMS, Annual Resources Summary Report

Between 1990 and 2000 the rate of growth in the County (18.30%) exceeded the growth rate within the incorporated cities (12.21%). This trend is likely to continue since the available land area within the cities is restricted by the city limit boundaries. Growth in the town of Avila Beach (-55.76%) is expected to reverse the negative trend now that the Unocal oil clean up is completed (as of 2001) and new housing construction has started.

## **Housing units potentially lost**

No federally assisted multi-family housing units appear to be at risk of being converted to market-rate housing within the next ten years, based on a review of information from the state and federal government and consultation with local nonprofit housing providers.

## **Fair Housing**

The County collaborates with the local office of the California Rural Legal Assistance (CRLA) for implementation of fair housing activities. The County assists, but does not duplicate the fair housing activities of CRLA. The local CRLA office includes an attorney and a full time

community worker who manages fair housing cases through professional mediation and/or litigation, and administers a “tester” program. The HUD field office in San Francisco funds and monitors CRLA’s activities.

In 2003, the County and CRLA co-sponsored a fair housing workshop in San Luis Obispo. More than 125 people attended, including landlords, property managers, non-profit service agencies, governmental agencies, developers and tenant advocates. This educational workshop provided a balanced presentation of the rights and responsibilities established by fair housing laws. The six keynote speakers included directors and administrators from the regional offices of HUD, the State HCD, CRLA, a civil rights attorney and a landlord attorney. There is enough interest by CRLA and participants to support holding a similar workshop next year.

In addition, CRLA provides bilingual literature, services and an educational outreach program to inform the public about fair housing laws. CRLA disseminates information about its services through distribution of printed flyers, a bilingual community worker, conducting extensive field investigations, and by staffing an informational table at community events such as farmers markets and school open houses. CRLA also has a web site ([www.crla.org](http://www.crla.org)) that lists local offices and provides housing information. The County provides in-kind support to fair housing activities provided by CRLA through staff time, meeting facilities and copying written materials for events such as the fair housing workshop described above. The County does not currently provide direct funding to support the activities of CRLA because HUD is already providing funding.

## **Opportunities for Energy Conservation**

Utility rates will continue to rise. Based on information provided on the Pacific Gas and Electric Company's website, the electric rates charged to residential customers rose approximately 16% between 1997 and 2003. In the same time period the gas rates charged to residential customers rose approximately 70%. In 2001 Pacific Gas and Electric Company declared Chapter 11 bankruptcy as a result of the state’s new laws that restructured the public utility market. Energy producers were allowed to begin charging market rates for the electricity they produced, while energy distributors were required to stay at pre-set electric rates. Market price manipulations and energy shortages caused (in part) by the energy producers created artificially high utility costs, which the energy distributors could not pass on to the customers, and resulted in financial distress to the energy distribution companies. The public utility market is unsettled at this time, and new changes to the market and price laws may occur.

Energy conservation in residential development can be encouraged in the following ways:

1. Increased energy efficiency in new dwellings.
2. Rehabilitation of existing units to increase energy efficiency.
3. Locating residential development closer to employment.

In 1995 the County adopted an Energy Element, which became part of the County’s general plan. This Element contains policies and programs that encourage energy conservation and promote greater energy efficiency

## **Chapter 6 APPENDICES**

- A. 10 Year Record of Affordable Housing Units Built
- B. Community Profiles
- C. Glossary
- D. Inventory of Housing Sites (High Density Zoning Maps)
- E. Typical Permit Fee Chart
- F. 2000 Census Profile Table of San Luis Obispo County
- G. Population Projections



## APPENDIX A: AFFORDABLE UNITS BUILT 1993 - 2000

**Table A.1: Affordable Units Built 1993 – 2000**

Date	Number of units	Targeted Income Group	Location	Builder
1986	1 sfr	1 low-income	Templeton	Housing Authority of the City of San Luis Obispo
1993 - 1999	39 sfr	20 very low; 19 low-income	Los Pinos, Nipomo	Peoples' Self Help Housing Corporation
1994	75 apt	75 very low income	South Bay Apt, Los Osos	Peoples' Self Help Housing Corporation
1994 - 1997	48 sfr	24 very low; 24 low-income	Harvest Meadows, Templeton	Peoples' Self Help Housing Corporation
1997	24 apt	24 very low income	Schoolhouse Lane, Cambria	Peoples' Self Help Housing Corporation
1997	6 sfr**	6 moderate-income	Cambria (various sites).	Anastasia Construction
1990 - 1995	97 sfr	49 very low; 48 low-income	Nipomo III, Nipomo	Peoples' Self Help Housing Corporation
2000	12 apt	12 very low-income	Belridge, Oceano	Peoples' Self Help Housing Corporation
1993 - 2000	240 units**	Assuming 10% low-income; 90% moderate	County-wide	Secondary Dwellings (various property owners)
Total	542 units			

Note: Affordability set by County Land Use Ordinance.

**Table A.2: Affordable Units Built 2001-2003**

Date	Number of units	Targeted Income Group	Name & Location	Builder
2001	16 apt.	16 very low-income	Las Brisas, Oceano	Peoples' Self Help Housing Corporation
2001	29 apt	29 very low-income	Templeton Place, Templeton	Peoples' Self Help Housing Corporation
2001	15 sfr	2 very low; 13 low-income	Mi Tierra, Oceano	Affordable Homes Inc.
2001	108 apt	All low and very low-income	Villa Paseo, near Paso Robles	Villa Paseo
2001 - 2003	56 units**	56 moderate-income	County-wide	GMO exemptions (various builders)
2001 - 2003	90 units**	Assume 10% low; 90% moderate-income	County-wide	Secondary Dwellings (various property owners)
2003	5 sfr	5 low-income	Green St., Cambria	Jeff Borges
2003	120 apt	All low and very low-income	Nipomo Apts., Nipomo	Bay Development Corp
2003	20 + apt	20+ very low-income	Laurel Street, Avila Beach	Peoples' Self Help Housing Corporation
2003	46 sfr**	23 very low; 23 low-income	Mission View, San Miguel	Peoples' Self Help Housing Corporation
2003	3 apt**	3 moderate-income	_____, Avila Beach	Kleinsmith
2003	3 condo's**	3 moderate-income	Avila Cove, Avila Beach	Sansone
Total	511 units			

Average of 30 secondary dwellings/year (295 since 1993)

10 YEAR TOTAL = 542 + 511 = 1053 units

## APPENDIX B: COMMUNITY PROFILES

Between 1990 and 2000 a number of communities absorbed a majority of the increase in population. Nipomo's population increased from 7,109 to 12,600 during the 1990s, reflecting an annual growth rate of 7.7%, compared to the county's rate of 1.4%. Templeton also grew by 7% annually, from 2,887 to 4,907 residents. Other growing communities include San Miguel and Lake Nacimiento. Meanwhile, Los Osos and Cayucos decreased in population during the 1990s, by a meager 0.2%. Of the incorporated cities, Paso Robles increased by 5,628 residents, a 3.0% annual change.

### *Avila Beach*

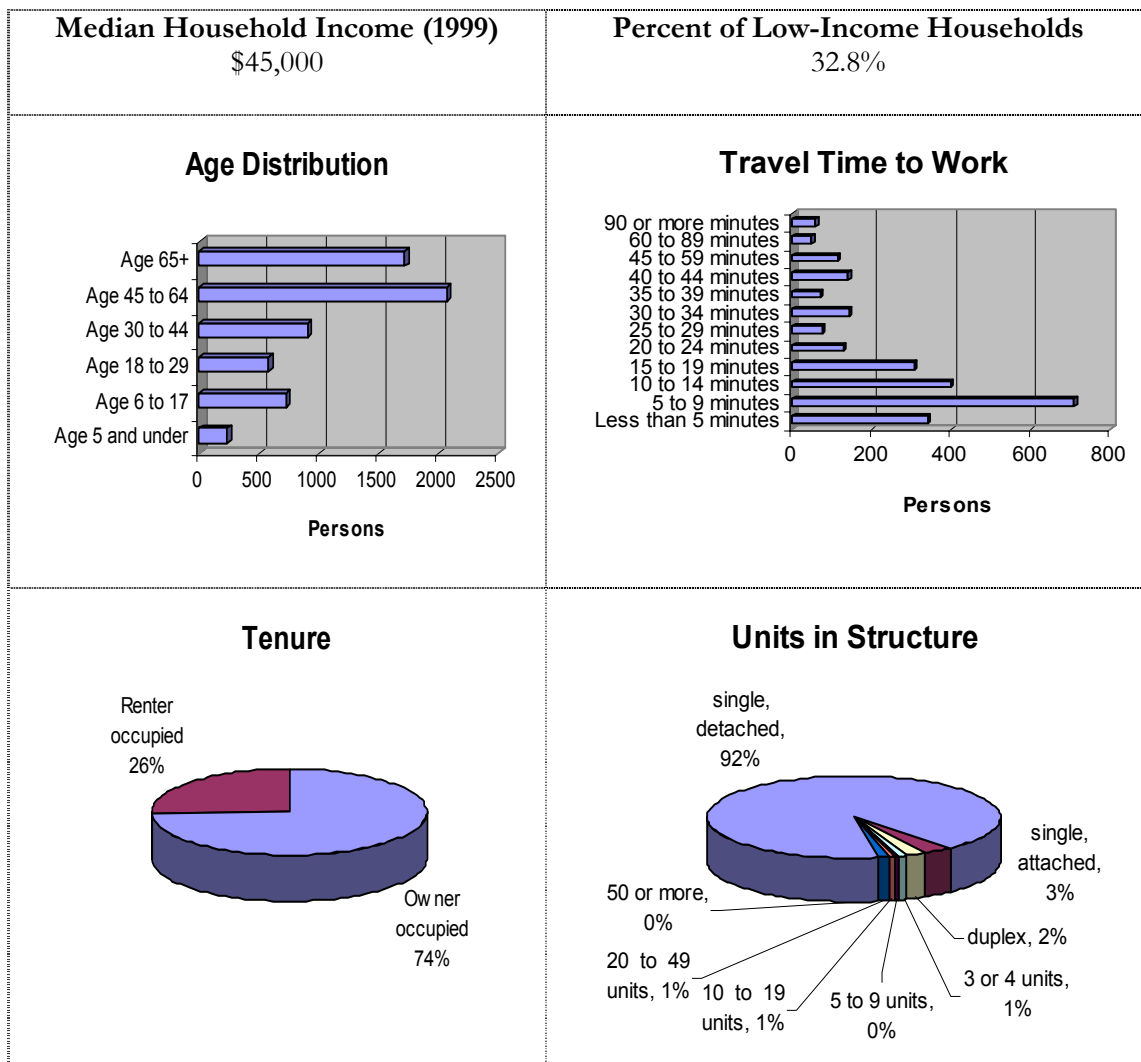
Avila Beach is a valued recreation and tourist community serving both county residents and non-residents. Housing in Avila Beach is confined to three largely separate areas, each served by its own water company. These include the town of Avila, San Luis Bay Estates, and Avila Valley. Properties in San Luis Bay Estates and Avila Valley are typically owned and occupied by above-moderate income households. In 2002 the Unocal oil clean-up operation in the town was completed and new construction has resumed. The town has approximately 5.6 acres of scattered vacant and underdeveloped Residential Multi-Family zoned parcels. Census data for Avila Beach is unavailable at this time.

*Recommendations: The tourist industry in Avila Beach needs affordable workforce housing. According to a sites analysis completed by county staff, up to 123 new residential units could be built in town on the available residential multi-family parcels. These units could be apartments, condominiums, secondary units on lots with single-family homes, or units added on to multi-unit structures. Development standards should be revised to accommodate these additions and to encourage workforce housing. There is also a potential for mixed-use developments in Avila Beach's commercial corridor.*

## Cambria

Cambria is a remote tourist oriented seaside community with many wooded hillside vacant lots. The community service district has enacted a water moratorium and will not release any new residential water meters until a reliable water source is found. At this time a desalinization plant is being considered. Even when the moratorium is lifted new residential units are likely to be unaffordable. New residential development has consisted primarily of costly detached single-family houses. Census data shows Cambria has an older population, with a median age of 45.

*Recommendations: The County should encourage more multi-family projects in Cambria that serve the community's lower-wage workers, especially those from the tourism industry. The County and the Cambria Community Service District should work to revise the design standards and water service requirements for secondary dwelling units in Cambria. Secondary dwellings on larger lots may be a more feasible way to provide affordable housing in Cambria.*



**Table B.3: Cambria – 2000 Census Population and Housing Data**

Subject	Number	%
<b>Total population</b>	<b>6,232</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	2,976	47.8
Female	3,256	52.2
Under 5 years	239	3.8
5 to 9 years	287	4.6
10 to 14 years	308	4.9
15 to 19 years	308	4.9
20 to 24 years	218	3.5
25 to 34 years	415	6.7
35 to 44 years	709	11.4
45 to 54 years	1,135	18.2
55 to 59 years	488	7.8
60 to 64 years	465	7.5
65 to 74 years	920	14.8
75 to 84 years	606	9.7
85 years and over	134	2.2
Median age (years)	50.9	(X)
18 years and over	5,210	83.6
Male	2,460	39.5
Female	2,750	44.1
21 years and over	5,040	80.9
62 years and over	1,939	31.1
65 years and over	1,660	26.6
Male	774	12.4
Female	886	14.2
<b>RACE</b>		
One race	6,091	97.7
White	5,676	91.1
Black or African American	22	0.4
American Indian and Alaska Native	62	1
Asian	72	1.2
Asian Indian	3	0
Chinese	10	0.2
Filipino	24	0.4
Japanese	16	0.3
Korean	5	0.1
Vietnamese	10	0.2
Other Asian <sup>1</sup>	4	0.1
Native Hawaiian and Other Pacific Islander	8	0.1
Native Hawaiian	1	0
Guamanian or Chamorro	2	0
Samoan	3	0
Other Pacific Islander <sup>2</sup>	2	0
Some other race	251	4
Two or more races	141	2.3
<b>Race alone or in combination with one or more other races<sup>3</sup></b>		
White	5,802	93.1
Black or African American	34	0.5
American Indian and Alaska Native	114	1.8
Asian	104	1.7
Native Hawaiian and Other Pacific Islander	24	0.4
Some other race	305	4.9
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>6,232</b>	<b>100</b>
Hispanic or Latino (of any race)	874	14
Mexican	752	12.1
Puerto Rican	11	0.2
Cuban	2	0
Other Hispanic or Latino	109	1.7

Not Hispanic or Latino	5,358	86
White alone	5,153	82.7
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>6,232</b>	<b>100</b>
In households	6,230	100
Householder	2,816	45.2
Spouse	1,622	26
Child	1,176	18.9
Own child under 18 years	899	14.4
Other relatives	272	4.4
Under 18 years	84	1.3
Nonrelatives	344	5.5
Unmarried partner	112	1.8
In group quarters	2	0
Institutionalized population	0	0
Noninstitutionalized population	2	0
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>2,816</b>	<b>100</b>
Family households (families)	1,882	66.8
With own children under 18 years	524	18.6
Married-couple family	1,622	57.6
With own children under 18 years	390	13.8
Female householder, no husband present	200	7.1
With own children under 18 years	106	3.8
Nonfamily households	934	33.2
Householder living alone	755	26.8
Householder 65 years and over	371	13.2
Households with individuals under 18 years	572	20.3
Households with individuals 65 years and over	1,159	41.2
Average household size	2.21	(X)
Average family size	2.63	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>3,752</b>	<b>100</b>
Occupied housing units	2,816	75.1
Vacant housing units	936	24.9
For seasonal, recreational, or occasional use	738	19.7
Homeowner vacancy rate (percent)	1.8	(X)
Rental vacancy rate (percent)	9.1	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>2,816</b>	<b>100</b>
Owner-occupied housing units	2,080	73.9
Renter-occupied housing units	736	26.1
Average household size of owner-occupied unit	2.13	(X)
Average household size of renter-occupied unit	2.44	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

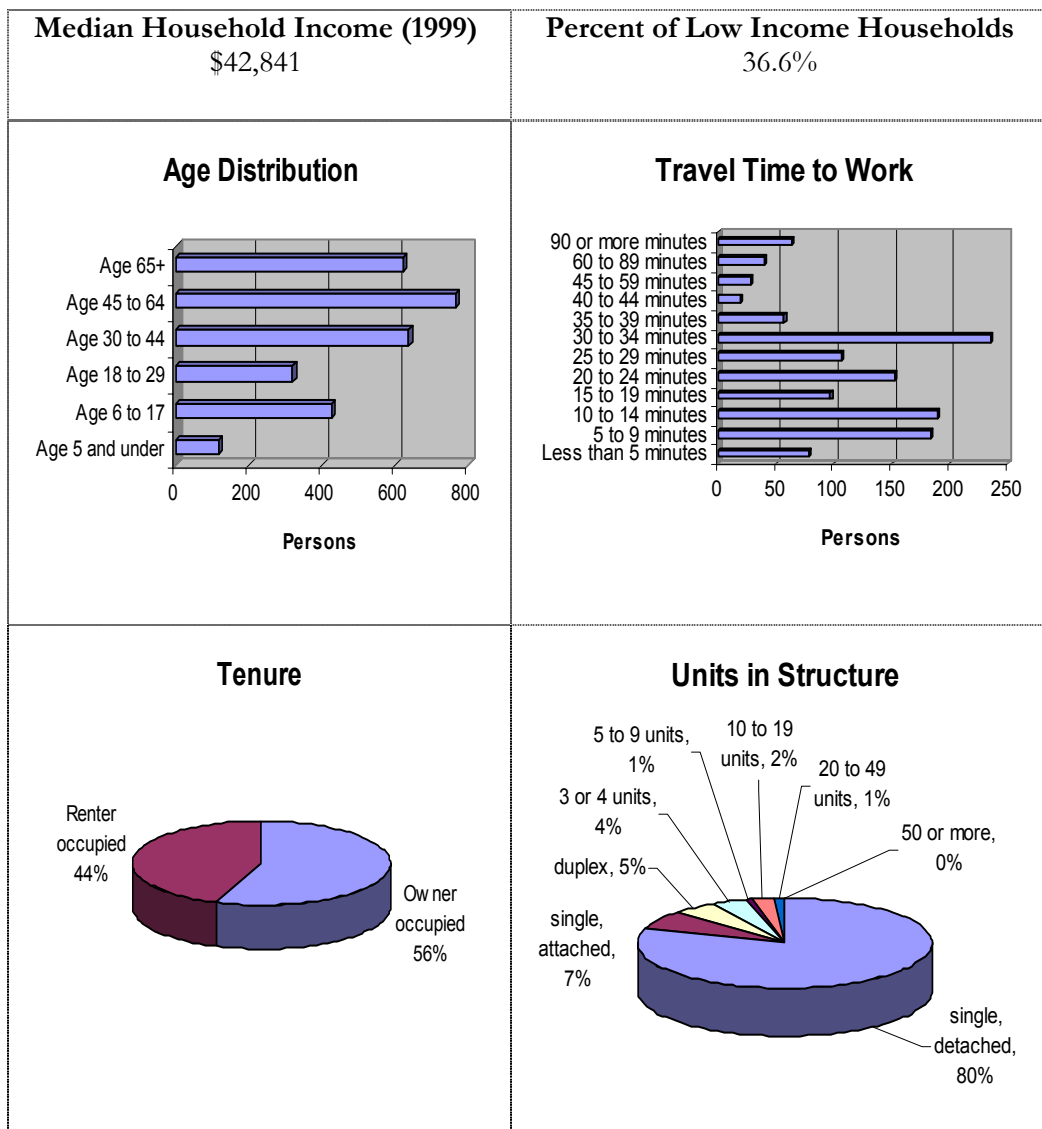
<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

## Cayucos

Cayucos is a small, desirable coastal community with high housing costs and a water shortage. New residential development is limited. Cayucos has many vacation homes and seasonal units. Historically the vacation homes created a high ratio of rental units over ownership units, because the vacation homes would be rented out during the winter months. Anecdotal evidence indicates that many vacation homes are becoming permanent homes, and are sometimes being replaced with high cost housing units. Many of the households living here are middle-aged to elderly.

*Recommendations: Since many housing units are seasonal or vacation homes, the County could consider adopting policies to require that any new development that is a) located near the commercial corridor and b) that removes vacation homes shall include multi-family housing, to accommodate long-term workforce population.*



**Table B.4: Cayucos – 2000 Census Population and Housing Data**

Subject	Number	Percent
Total population	2,943	100.0
SEX AND AGE		
Male	1,408	47.8
Female	1,535	52.2
Under 5 years	104	3.5
5 to 9 years	130	4.4
10 to 14 years	169	5.7
15 to 19 years	158	5.4
20 to 24 years	125	4.2
25 to 34 years	286	9.7
35 to 44 years	432	14.7
45 to 54 years	561	19.1
55 to 59 years	141	4.8
60 to 64 years	144	4.9
65 to 74 years	330	11.2
75 to 84 years	289	9.8
85 years and over	74	2.5
Median age (years)	46.0	(X)
18 years and over	2,448	83.2
Male	1,167	39.7
Female	1,281	43.5
21 years and over	2,355	80.0
62 years and over	792	26.9
65 years and over	693	23.5
Male	301	10.2
Female	392	13.3
RACE		
One race	2,879	97.8
White	2,761	93.8
Black or African American	7	0.2
American Indian and Alaska Native	11	0.4
Asian	37	1.3
Asian Indian	2	0.1
Chinese	2	0.1
Filipino	12	0.4
Japanese	13	0.4
Korean	1	0.0
Vietnamese	2	0.1
Other Asian 1	5	0.2
Native Hawaiian and Other Pacific Islander	1	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander 2	0	0.0
Some other race	62	2.1
Two or more races	64	2.2
Race alone or in combination with one or more other races 3		
White	2,822	95.9
Black or African American	10	0.3
American Indian and Alaska Native	41	1.4
Asian	57	1.9
Native Hawaiian and Other Pacific Islander	8	0.3
Some other race	73	2.5
HISPANIC OR LATINO AND RACE		
Total population	2,943	100.0
Hispanic or Latino (of any race)	200	6.8
Mexican	151	5.1
Puerto Rican	3	0.1
Cuban	6	0.2
Other Hispanic or Latino	40	1.4

Subject	Number	Percent
Not Hispanic or Latino	2,743	93.2
White alone	2,645	89.9
RELATIONSHIP		
Total population	2,943	100.0
In households	2,926	99.4
Householder	1,405	47.7
Spouse	652	22.2
Child	565	19.2
Own child under 18 years	460	15.6
Other relatives	93	3.2
Under 18 years	25	0.8
Nonrelatives	211	7.2
Unmarried partner	80	2.7
In group quarters	17	0.6
Institutionalized population	0	0.0
Noninstitutionalized population	17	0.6
HOUSEHOLDS BY TYPE		
Total households	1,405	100.0
Family households (families)	809	57.6
With own children under 18 years	275	19.6
Married-couple family	652	46.4
With own children under 18 years	182	13.0
Female householder, no husband present	105	7.5
With own children under 18 years	66	4.7
Nonfamily households	596	42.4
Householder living alone	472	33.6
Householder 65 years and over	185	13.2
Households with individuals under 18 years	300	21.4
Households with individuals 65 years and over	478	34.0
Average household size	2.08	(X)
Average family size	2.62	(X)
HOUSING OCCUPANCY		
Total housing units	2,284	100.0
Occupied housing units	1,405	61.5
Vacant housing units	879	38.5
For seasonal, recreational, or occasional use	759	33.2
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	8.8	(X)
HOUSING TENURE		
Occupied housing units	1,405	100.0
Owner-occupied housing units	797	56.7
Renter-occupied housing units	608	43.3
Average household size of owner-occupied unit	2.13	(X)
Average household size of renter-occupied unit	2.02	(X)

(X) Not applicable  
1 Other Asian alone, or two or more Asian categories.  
2 Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.  
3 In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race. Source: U.S. Census Bureau, Census 2000 Summary File 1

## Los Osos

Los Osos has been an alternative for those who could not afford or did not want to live in San Luis Obispo. Approximately 85% of the Los Osos housing stock is single-family detached homes. In 1989, the Regional Water Quality Control Board placed a moratorium on septic tank discharge over a large portion of the community, halting all new development. A community sewer system is scheduled to be complete in 2007. Once the moratorium is lifted, the County would be able to implement affordable housing objectives for the community, focusing on multi-family zoned land and on mixed-use development (i.e., residential-commercial development).

*Recommendations: The County should encourage affordable multi-family housing and mixed-use development when the sewage disposal problem is solved. In addition, the County can facilitate the development of secondary units on larger single-family lots.*

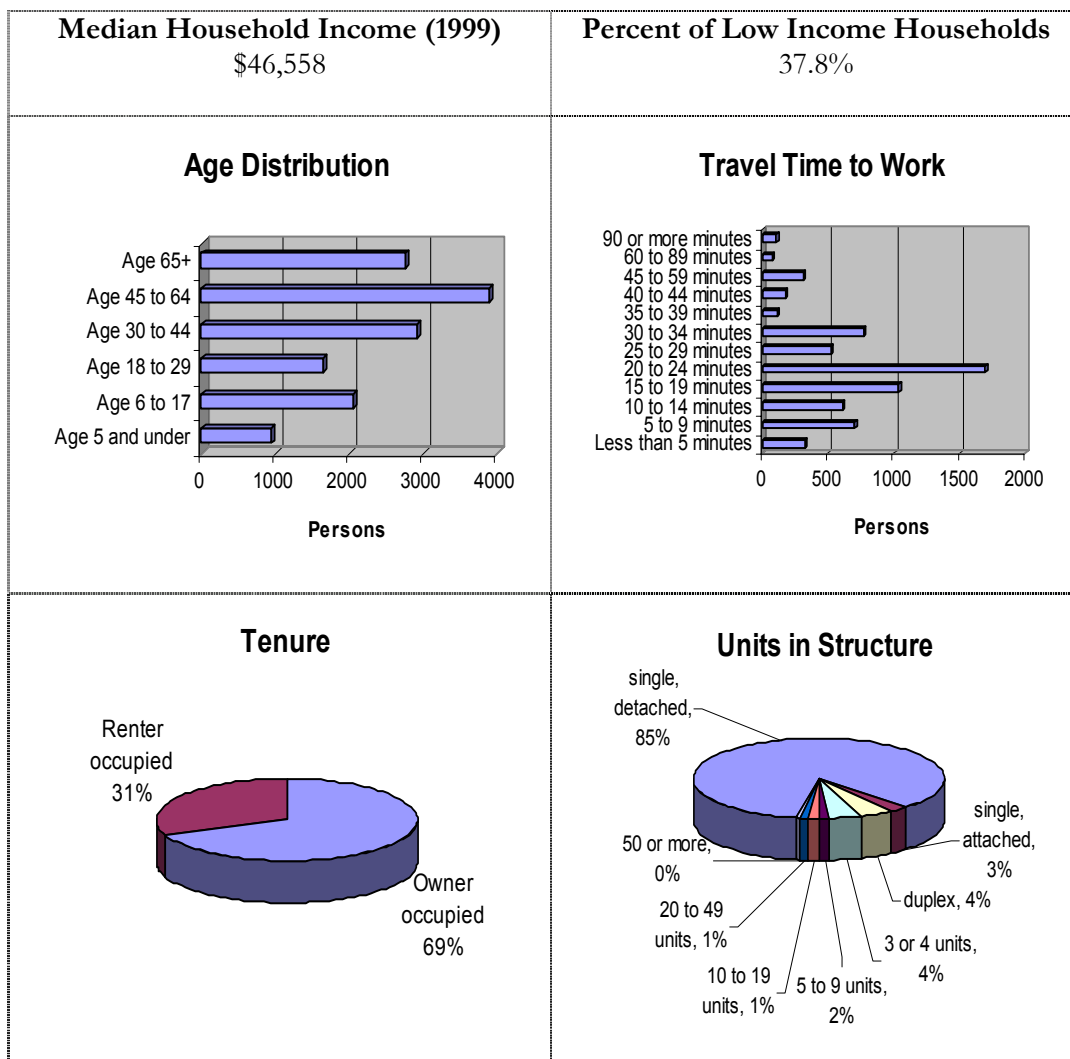




Table B.5: Los Osos – 2000 Census Population and Housing Data

Subject	Number	%
<b>Total population</b>	<b>14,351</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	6,889	48
Female	7,462	52
Under 5 years	615	4.3
5 to 9 years	887	6.2
10 to 14 years	968	6.7
15 to 19 years	978	6.8
20 to 24 years	745	5.2
25 to 34 years	1,337	9.3
35 to 44 years	2,212	15.4
45 to 54 years	2,547	17.7
55 to 59 years	818	5.7
60 to 64 years	517	3.6
65 to 74 years	1,300	9.1
75 to 84 years	1,125	7.8
85 years and over	302	2.1
Median age (years)	42.9	(X)
18 years and over	11,246	78.4
Male	5,271	36.7
Female	5,975	41.6
21 years and over	10,739	74.8
62 years and over	3,018	21
65 years and over	2,727	19
Male	1,153	8
Female	1,574	11
<b>RACE</b>		
One race	13,881	96.7
White	12,667	88.3
Black or African American	92	0.6
American Indian and Alaska Native	99	0.7
Asian	655	4.6
Asian Indian	5	0
Chinese	36	0.3
Filipino	482	3.4
Japanese	76	0.5
Korean	23	0.2
Vietnamese	8	0.1
Other Asian <sup>1</sup>	25	0.2
Native Hawaiian and Other Pacific Islander	10	0.1
Native Hawaiian	5	0
Guamanian or Chamorro	2	0
Samoan	1	0
Other Pacific Islander <sup>2</sup>	2	0
Some other race	358	2.5
Two or more races	470	3.3
<b>Race alone or in combination with one or more other races <sup>3</sup></b>		
White	13,086	91.2
Black or African American	163	1.1
American Indian and Alaska Native	279	1.9
Asian	823	5.7
Native Hawaiian and Other Pacific Islander	31	0.2
Some other race	483	3.4
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>14,351</b>	<b>100</b>
Hispanic or Latino (of any race)	1,292	9
Mexican	1,002	7
Puerto Rican	25	0.2
Cuban	18	0.1
Other Hispanic or Latino	247	1.7
Not Hispanic or Latino	13,059	91
White alone	11,871	82.7
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>14,351</b>	<b>100</b>
In households	14,277	99.5
Householder	5,892	41.1
Spouse	3,116	21.7
Child	3,682	25.7
Own child under 18 years	2,839	19.8
Other relatives	596	4.2
Under 18 years	187	1.3
Nonrelatives	991	6.9
Unmarried partner	342	2.4
In group quarters	74	0.5
Institutionalized population	0	0
Noninstitutionalized population	74	0.5
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>5,892</b>	<b>100</b>
Family households (families)	3,879	65.8
With own children under 18 years	1,644	27.9
Married-couple family	3,116	52.9
With own children under 18 years	1,196	20.3
Female householder, no husband present	567	9.6
With own children under 18 years	341	5.8
Nonfamily households	2,013	34.2
Householder living alone	1,508	25.6
Householder 65 years and over	718	12.2
Households with individuals under 18 years	1,776	30.1
Households with individuals 65 years and over	1,888	32
Average household size	2.42	(X)
Average family size	2.91	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>6,214</b>	<b>100</b>
Occupied housing units	5,892	94.8
Vacant housing units	322	5.2
For seasonal, recreational, or occasional use	159	2.6
Homeowner vacancy rate (percent)	0.8	(X)
Rental vacancy rate (percent)	1.9	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>5,892</b>	<b>100</b>
Owner-occupied housing units	4,116	69.9
Renter-occupied housing units	1,776	30.1
Average household size of owner-occupied unit	2.42	(X)
Average household size of renter-occupied unit	2.43	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

## Nipomo

Unlike other communities that have limited growth due to resource constraints, Nipomo experienced tremendous growth. Between 1990 and 2000, Nipomo's population increased from 7,109 to 12,600, a 77% increase. This dramatic growth is placing strains on infrastructure, including road capacities, schools and water availability. Due to the relative affordability of Nipomo, a large workforce population resides in Nipomo. A majority of these workers commute out of town to their jobs. Despite the large workforce population, new residential development in Nipomo consists primarily of expensive, detached single-family dwellings.

*Recommendations: The County should consider financing public improvements in Nipomo, particularly for those areas within the Residential Multi-family category. This would reduce developers' costs and encourage more multi-family projects. Developers can also take advantage of the County's density bonus program. An increase of multi-family units, including rentals, would help to support the community's workforce demographics.*

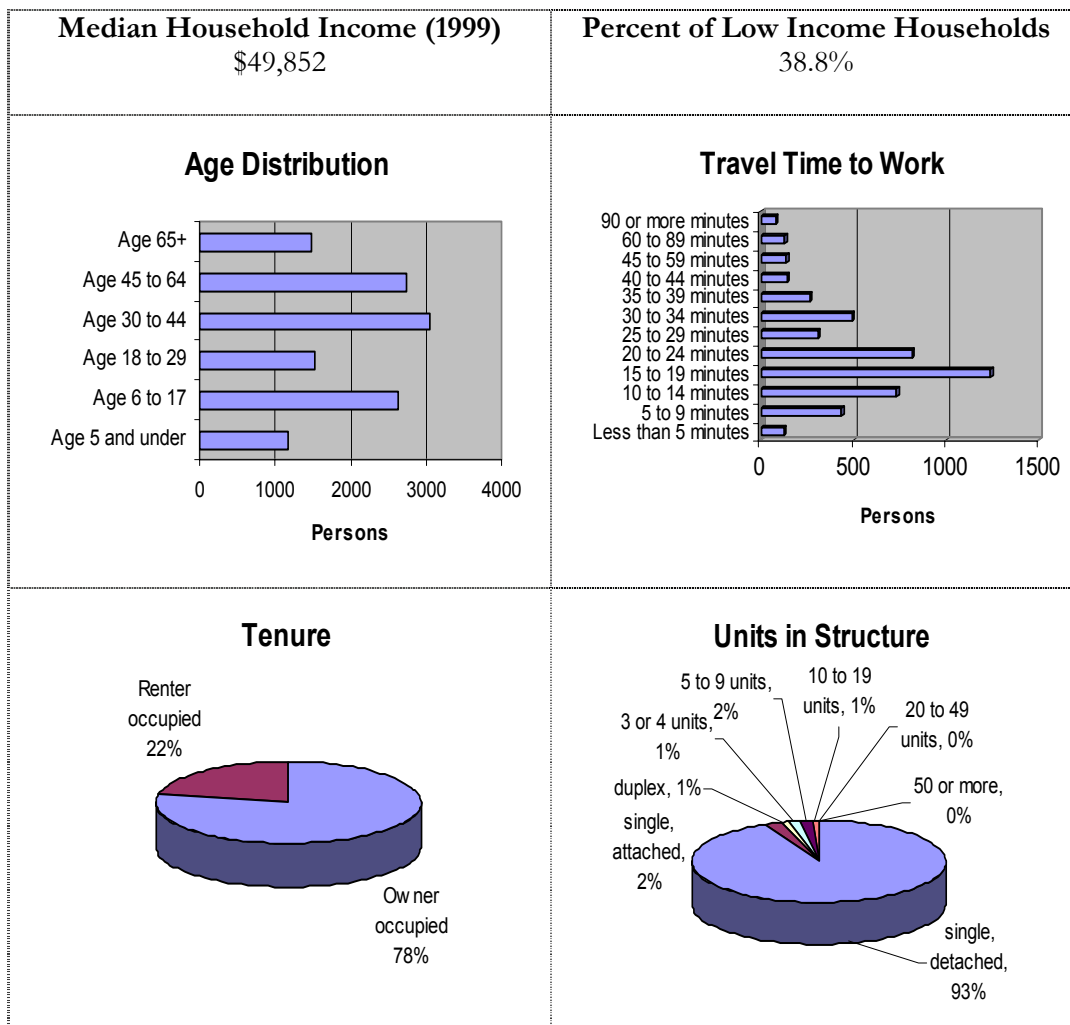


Table B.6: Nipomo – 2000 Census Population and Housing Data

Subject	Number	%
<b>Total population</b>	<b>12,626</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	6,231	49.4
Female	6,395	50.6
Under 5 years	922	7.3
5 to 9 years	1,112	8.8
10 to 14 years	1,188	9.4
15 to 19 years	987	7.8
20 to 24 years	622	4.9
25 to 34 years	1,360	10.8
35 to 44 years	2,157	17.1
45 to 54 years	1,672	13.2
55 to 59 years	569	4.5
60 to 64 years	504	4
65 to 74 years	894	7.1
75 to 84 years	506	4
85 years and over	133	1.1
Median age (years)	35.6	(X)
18 years and over	8,748	69.3
Male	4,220	33.4
Female	4,528	35.9
21 years and over	8,256	65.4
62 years and over	1,831	14.5
65 years and over	1,533	12.1
Male	701	5.6
Female	832	6.6
<b>RACE</b>		
One race	12,035	95.3
White	9,582	75.9
Black or African American	76	0.6
American Indian and Alaska Native	167	1.3
Asian	182	1.4
Asian Indian	4	0
Chinese	19	0.2
Filipino	95	0.8
Japanese	30	0.2
Korean	18	0.1
Vietnamese	4	0
Other Asian <sup>1</sup>	12	0.1
Native Hawaiian and Other Pacific Islander	7	0.1
Native Hawaiian	3	0
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander <sup>2</sup>	4	0
Some other race	2,021	16
Two or more races	591	4.7
<b>Race alone or in combination with one or more other races<sup>3</sup></b>		
White	10,091	79.9
Black or African American	116	0.9
American Indian and Alaska Native	333	2.6
Asian	336	2.7
Native Hawaiian and Other Pacific Islander	44	0.3
Some other race	2,362	18.7
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>12,626</b>	<b>100</b>
Hispanic or Latino (of any race)	4,362	34.5
Mexican	3,772	29.9
Puerto Rican	25	0.2
Cuban	10	0.1
Other Hispanic or Latino	555	4.4
Not Hispanic or Latino	8,264	65.5
White alone	7,653	60.6
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>12,626</b>	<b>100</b>
In households	12,612	99.9
Householder	4,035	32
Spouse	2,698	21.4
Child	4,355	34.5
Own child under 18 years	3,401	26.9
Other relatives	967	7.7
Under 18 years	392	3.1
Nonrelatives	557	4.4
Unmarried partner	190	1.5
In group quarters	14	0.1
Institutionalized population	14	0.1
Noninstitutionalized population	0	0
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>4,035</b>	<b>100</b>
Family households (families)	3,316	82.2
With own children under 18 years	1,669	41.4
Married-couple family	2,698	66.9
With own children under 18 years	1,308	32.4
Female householder, no husband present	440	10.9
With own children under 18 years	265	6.6
Nonfamily households	719	17.8
Householder living alone	546	13.5
Householder 65 years and over	266	6.6
Households with individuals under 18 years	1,873	46.4
Households with individuals 65 years and over	1,076	26.7
Average household size	3.13	(X)
Average family size	3.42	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>4,146</b>	<b>100</b>
Occupied housing units	4,035	97.3
Vacant housing units	111	2.7
For seasonal, recreational, or occasional use	25	0.6
Homeowner vacancy rate (percent)	0.6	(X)
Rental vacancy rate (percent)	3.3	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>4,035</b>	<b>100</b>
Owner-occupied housing units	3,169	78.5
Renter-occupied housing units	866	21.5
Average household size of owner-occupied unit	3.06	(X)
Average household size of renter-occupied unit	3.37	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

## Oceano

Oceano is more affordable than most other communities in the County. It is home to many younger families with children. It is also home to a large workforce population, including farm workers. Oceano has a large number of renters. A significant area of the community is zoned for residential multi-family development and has houses that are in fair or poor condition. Property values in Oceano have historically been below the county average. Due to rising land costs and stringent coastal zone regulation, there may not be many new affordable multi-family projects in Oceano.

*Recommendations: Nearly half of Oceano's residents are renters. The County may consider promoting consumer education on housing related issues and services, including programs that encourage home ownership. Despite land costs and coastal zone constraints, the County can still encourage the development of multi-family housing to accommodate moderate to lower income workers.*

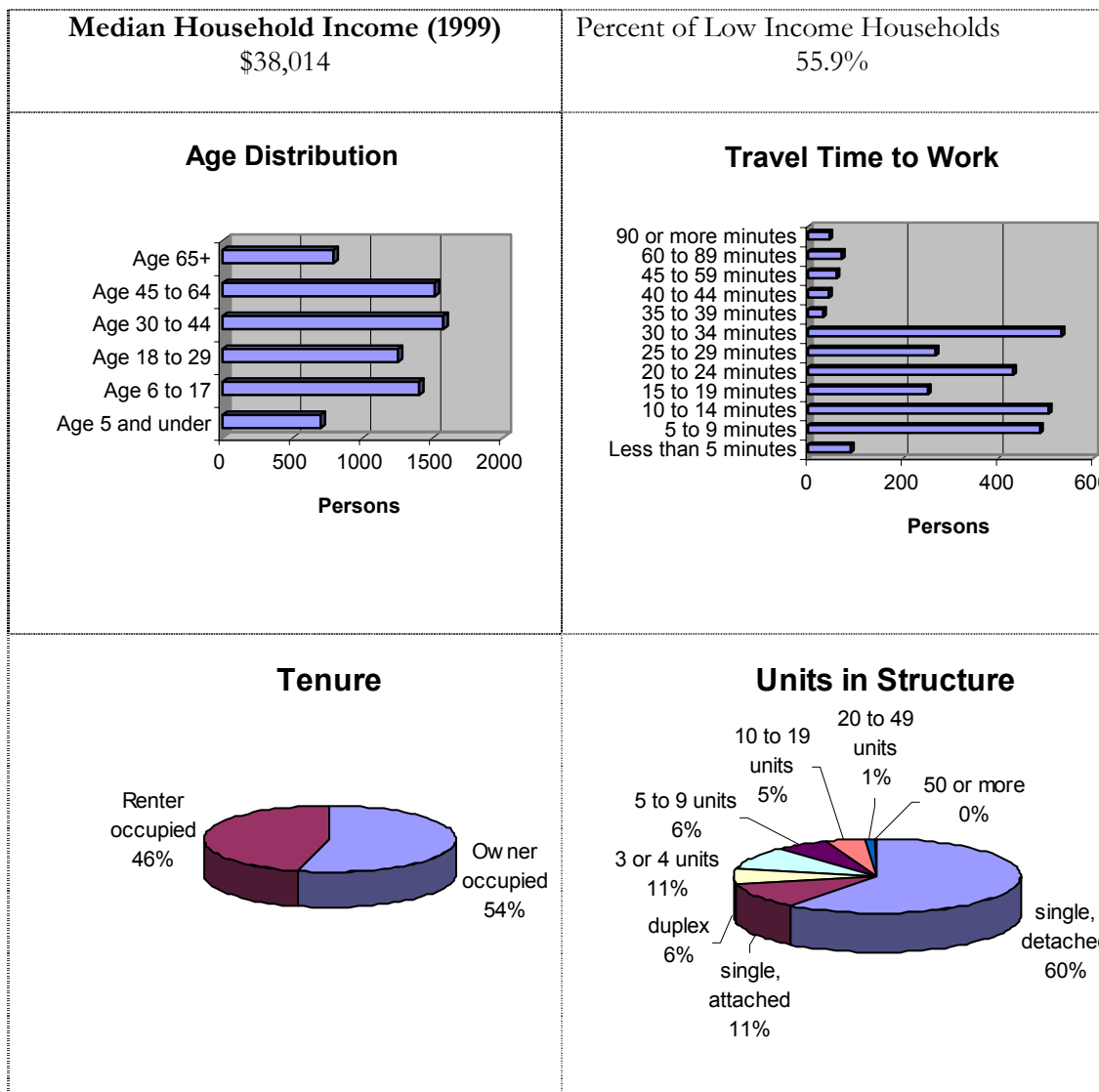


Table B.7: Oceano – 2000 Census Population and Housing Data

Subject	Number	%
<b>Total population</b>	<b>7,260</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	3,579	49.3
Female	3,681	50.7
Under 5 years	618	8.5
5 to 9 years	644	8.9
10 to 14 years	551	7.6
15 to 19 years	555	7.6
20 to 24 years	514	7.1
25 to 34 years	1,050	14.5
35 to 44 years	1,115	15.4
45 to 54 years	902	12.4
55 to 59 years	314	4.3
60 to 64 years	245	3.4
65 to 74 years	410	5.6
75 to 84 years	278	3.8
85 years and over	64	0.9
Median age (years)	31.9	(X)
18 years and over	5,121	70.5
Male	2,512	34.6
Female	2,609	35.9
21 years and over	4,787	65.9
62 years and over	905	12.5
65 years and over	752	10.4
Male	322	4.4
Female	430	5.9
<b>RACE</b>		
One race	6,879	94.8
White	4,990	68.7
Black or African American	81	1.1
American Indian and Alaska Native	94	1.3
Asian	131	1.8
Asian Indian	7	0.1
Chinese	6	0.1
Filipino	89	1.2
Japanese	6	0.1
Korean	13	0.2
Vietnamese	8	0.1
Other Asian <sup>1</sup>	2	0
Native Hawaiian and Other Pacific Islander	2	0
Native Hawaiian	1	0
Guamanian or Chamorro	0	0
Samoan	1	0
Other Pacific Islander <sup>2</sup>	0	0
Some other race	1,581	21.8
Two or more races	381	5.2
<b>Race alone or in combination with one or more other races<sup>3</sup></b>		
White	5,318	73.3
Black or African American	114	1.6
American Indian and Alaska Native	233	3.2
Asian	225	3.1
Native Hawaiian and Other Pacific Islander	23	0.3
Some other race	1,747	24.1
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>7,260</b>	<b>100</b>
Hispanic or Latino (of any race)	3,240	44.6
Mexican	2,861	39.4
Puerto Rican	12	0.2
Cuban	1	0
Other Hispanic or Latino	366	5

Not Hispanic or Latino	4,020	55.4
White alone	3,548	48.9
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>7,260</b>	<b>100</b>
In households	7,244	99.8
Householder	2,447	33.7
Spouse	1,229	16.9
Child	2,422	33.4
Own child under 18 years	1,850	25.5
Other relatives	658	9.1
Under 18 years	239	3.3
Nonrelatives	488	6.7
Unmarried partner	143	2
In group quarters	16	0.2
Institutionalized population	0	0
Noninstitutionalized population	16	0.2
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>2,447</b>	<b>100</b>
Family households (families)	1,723	70.4
With own children under 18 years	949	38.8
Married-couple family	1,229	50.2
With own children under 18 years	662	27.1
Female householder, no husband present	361	14.8
With own children under 18 years	211	8.6
Nonfamily households	724	29.6
Householder living alone	562	23
Householder 65 years and over	226	9.2
Households with individuals under 18 years	1,057	43.2
Households with individuals 65 years and over	583	23.8
Average household size	2.96	(X)
Average family size	3.5	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>2,762</b>	<b>100</b>
Occupied housing units	2,447	88.6
Vacant housing units	315	11.4
For seasonal, recreational, or occasional use	210	7.6
Homeowner vacancy rate (percent)	1.6	(X)
Rental vacancy rate (percent)	2.9	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>2,447</b>	<b>100</b>
Owner-occupied housing units	1,318	53.9
Renter-occupied housing units	1,129	46.1
Average household size of owner-occupied unit	2.74	(X)
Average household size of renter-occupied unit	3.22	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

## San Miguel

San Miguel is remotely located and land values have remained affordable despite substantial increases in other North County communities. Though home to a high number of renters, San Miguel has retained a sense of community. Its location along a major freeway, rural small town character and proximity to Paso Robles makes San Miguel an attractive choice. However, San Miguel has some housing stock that is in fair or poor condition. In 2001, a sewer moratorium was lifted and San Miguel has surged in growth. This includes three large subdivisions that will provide over 200 new single-family dwellings.

*Recommendations: The County should encourage well-designed multi-family projects on available vacant land. The County should also encourage mixed-use projects in San Miguel that would bring in both residential and commercial developments. Increased commercial activities would allow existing San Miguel residents to work in the community where they live.*

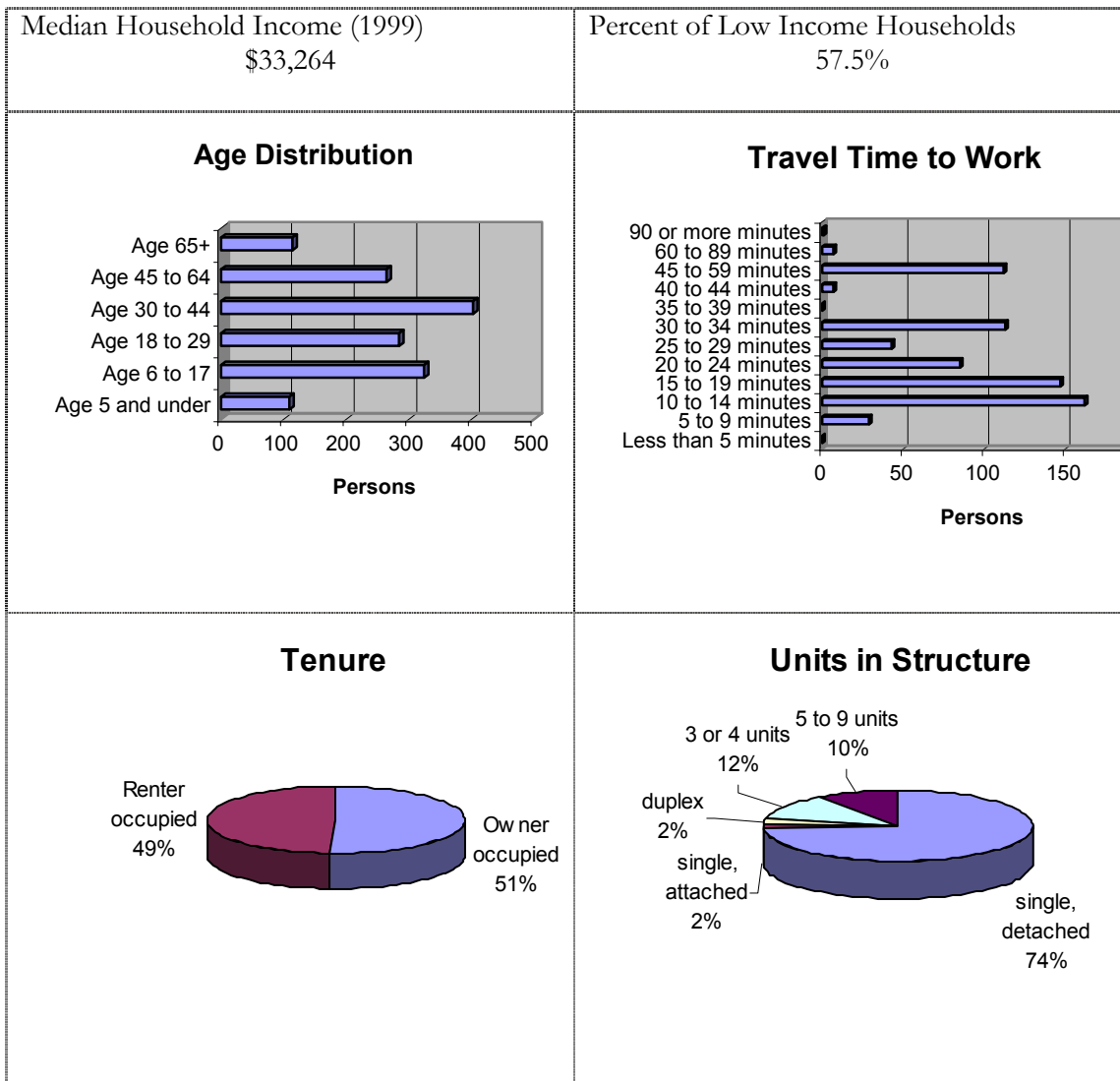


Table B.8: San Miguel – 2000 Census Population and Housing Data

Subject	Number	%
<b>Total population</b>	<b>1,427</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	730	51.2
Female	697	48.8
Under 5 years	108	7.6
5 to 9 years	140	9.8
10 to 14 years	135	9.5
15 to 19 years	143	10
20 to 24 years	102	7.1
25 to 34 years	220	15.4
35 to 44 years	238	16.7
45 to 54 years	161	11.3
55 to 59 years	52	3.6
60 to 64 years	38	2.7
65 to 74 years	50	3.5
75 to 84 years	31	2.2
85 years and over	9	0.6
Median age (years)	29.3	(X)
18 years and over	956	67
Male	497	34.8
Female	459	32.2
21 years and over	886	62.1
62 years and over	111	7.8
65 years and over	90	6.3
Male	36	2.5
Female	54	3.8
<b>RACE</b>		
One race	1,309	91.7
White	903	63.3
Black or African American	21	1.5
American Indian and Alaska Native	39	2.7
Asian	6	0.4
Asian Indian	0	0
Chinese	1	0.1
Filipino	1	0.1
Japanese	3	0.2
Korean	1	0.1
Vietnamese	0	0
Other Asian <sup>1</sup>	0	0
Native Hawaiian and Other Pacific Islander	0	0
Native Hawaiian	0	0
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander <sup>2</sup>	0	0
Some other race	340	23.8
Two or more races	118	8.3
<b>Race alone or in combination with one or more other races<sup>3</sup></b>		
White	1,001	70.1
Black or African American	31	2.2
American Indian and Alaska Native	95	6.7
Asian	18	1.3
Native Hawaiian and Other Pacific Islander	0	0
Some other race	411	28.8
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>1,427</b>	<b>100</b>
Hispanic or Latino (of any race)	466	32.7
Mexican	403	28.2
Puerto Rican	7	0.5
Cuban	0	0
Other Hispanic or Latino	56	3.9
Not Hispanic or Latino	961	67.3
White alone	828	58
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>1,427</b>	<b>100</b>
In households	1,420	99.5
Householder	468	32.8
Spouse	245	17.2
Child	505	35.4
Own child under 18 years	427	29.9
Other relatives	96	6.7
Under 18 years	36	2.5
Nonrelatives	106	7.4
Unmarried partner	45	3.2
In group quarters	7	0.5
Institutionalized population	0	0
Non-institutionalized population	7	0.5
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>468</b>	<b>100</b>
Family households (families)	335	71.6
With own children under 18 years	218	46.6
Married-couple family	245	52.4
With own children under 18 years	150	32.1
Female householder, no husband present	57	12.2
With own children under 18 years	48	10.3
Nonfamily households	133	28.4
Householder living alone	94	20.1
Householder 65 years and over	33	7.1
Households with individuals under 18 years	232	49.6
Households with individuals 65 years and over	69	14.7
Average household size	3.03	(X)
Average family size	3.53	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>503</b>	<b>100</b>
Occupied housing units	468	93
Vacant housing units	35	7
For seasonal, recreational, or occasional use	5	1
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	5.2	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>468</b>	<b>100</b>
Owner-occupied housing units	233	49.8
Renter-occupied housing units	235	50.2
Average household size of owner-occupied unit	3	(X)
Average household size of renter-occupied unit	3.07	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

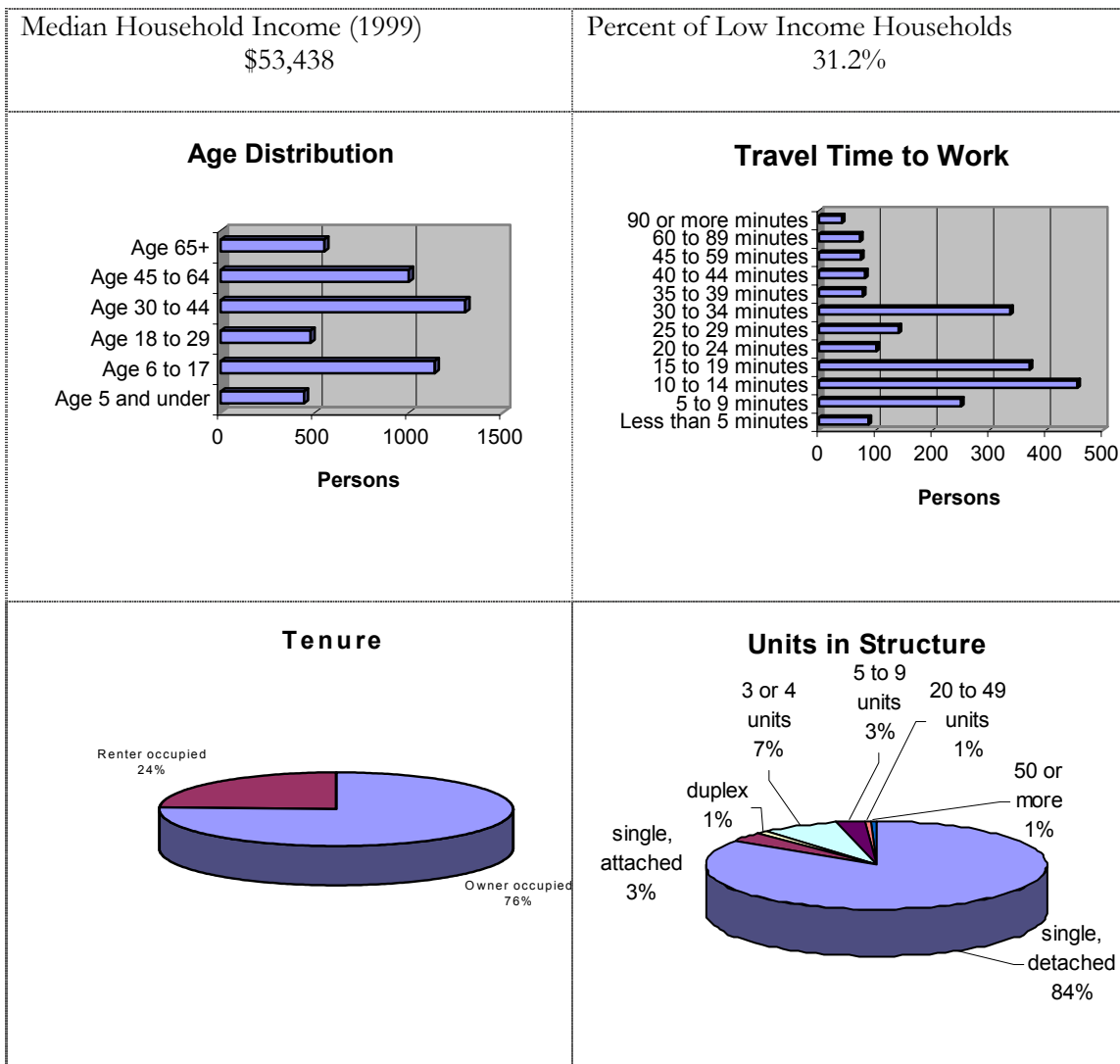


## Templeton

Templeton is one of the fastest growing communities in the county. It has an old residential neighborhood and a western theme commercial corridor. In the 1980's and 1990's the west side of Templeton was subdivided into hundreds of single-family lots and one-acre residential parcels. Nearly all of these are being developed with large, expensive homes.

Templeton may provide up to 25% of the County's residential multi-family units by 2008. Both Templeton and San Miguel have several acres of available residential multi-family zoned land. The majority of housing units are owner-occupied, single-family detached homes, reflecting the community's family-oriented demographics.

*Recommendations: The County should encourage more well-designed, multi-family projects in Templeton. There is also the potential for more secondary units in Templeton, due to the high number of existing single-family homes on large lots.*





**Table B.9: Templeton – 2000 Census Population and Housing Data**

<b>Subject</b>	<b>Number</b>	<b>%</b>	Not Hispanic or Latino	4,133	88.2
			White alone	3,906	83.3
			<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>4,687</b>	<b>100</b>	<b>Total population</b>	<b>4,687</b>	<b>100</b>
<b>SEX AND AGE</b>			In households	4,607	98.3
Male	2,261	48.2	Householder	1,548	33
Female	2,426	51.8	Spouse	1,012	21.6
			Child	1,745	37.2
Under 5 years	321	6.8	Own child under 18 years	1,503	32.1
5 to 9 years	464	9.9	Other relatives	147	3.1
10 to 14 years	516	11	Under 18 years	58	1.2
15 to 19 years	403	8.6	Nonrelatives	155	3.3
20 to 24 years	150	3.2	Unmarried partner	69	1.5
25 to 34 years	445	9.5	In group quarters	80	1.7
35 to 44 years	950	20.3	Institutionalized population	80	1.7
45 to 54 years	653	13.9	Noninstitutionalized population	0	0
55 to 59 years	141	3			
60 to 64 years	107	2.3	<b>HOUSEHOLDS BY TYPE</b>		
65 to 74 years	249	5.3	<b>Total households</b>	<b>1,548</b>	<b>100</b>
75 to 84 years	197	4.2	Family households (families)	1,247	80.6
85 years and over	91	1.9	With own children under 18 years	769	49.7
			Married-couple family	1,012	65.4
Median age (years)	35.6	(X)	With own children under 18 years	599	38.7
			Female householder, no husband present	178	11.5
18 years and over	3,109	66.3	With own children under 18 years	133	8.6
Male	1,459	31.1	Nonfamily households	301	19.4
Female	1,650	35.2	Householder living alone	241	15.6
21 years and over	2,949	62.9	Householder 65 years and over	120	7.8
62 years and over	599	12.8			
65 years and over	537	11.5			
Male	203	4.3	Households with individuals under 18 years	811	52.4
Female	334	7.1	Households with individuals 65 years and over	328	21.2
<b>RACE</b>					
One race	4,540	96.9			
White	4,235	90.4	Average household size	2.98	(X)
Black or African American	55	1.2	Average family size	3.33	(X)
American Indian and Alaska Native	33	0.7			
Asian	43	0.9	<b>HOUSING OCCUPANCY</b>		
Asian Indian	6	0.1	<b>Total housing units</b>	<b>1,588</b>	<b>100</b>
Chinese	2	0	Occupied housing units	1,548	97.5
Filipino	14	0.3	Vacant housing units	40	2.5
Japanese	9	0.2	For seasonal, recreational, or occasional use	8	0.5
Korean	2	0			
Vietnamese	6	0.1	Homeowner vacancy rate (percent)	0.6	(X)
Other Asian <sup>1</sup>	4	0.1	Rental vacancy rate (percent)	2.5	(X)
Native Hawaiian and Other Pacific Islander	4	0.1			
Native Hawaiian	4	0.1	<b>HOUSING TENURE</b>		
Guamanian or Chamorro	0	0	<b>Occupied housing units</b>	<b>1,548</b>	<b>100</b>
Samoan	0	0	Owner-occupied housing units	1,150	74.3
Other Pacific Islander <sup>2</sup>	0	0	Renter-occupied housing units	398	25.7
Some other race	170	3.6			
Two or more races	147	3.1	Average household size of owner-occupied unit	3.05	(X)
			Average household size of renter-occupied unit	2.76	(X)
<b>Race alone or in combination with one or more other races<sup>3</sup></b>			(X) Not applicable		
White	4,366	93.2	Other Asian alone, or two or more Asian categories.		
Black or African American	72	1.5	Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.		
American Indian and Alaska Native	82	1.7	In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.		
Asian	83	1.8			
Native Hawaiian and Other Pacific Islander	8	0.2			
Some other race	231	4.9			
<b>HISPANIC OR LATINO AND RACE</b>					
<b>Total population</b>	<b>4,687</b>	<b>100</b>			
Hispanic or Latino (of any race)	554	11.8			
Mexican	453	9.7			
Puerto Rican	9	0.2			
Cuban	14	0.3			
Other Hispanic or Latino	78	1.7			

## Shandon

The population of Shandon grew very little until the year 2000, when construction of new homes on existing lots resumed. Intensification of agricultural employment in the region, combined with a housing shortage county-wide, resulted in rising demand for housing in Shandon. The population is expected to grow to over 1,400 persons by the year 2010.

*Recommendations: Housing affordable to persons employed in surrounding agricultural operations is needed, but a community sewage and disposal system should be provided before high density housing such as apartments, condominiums or small-lot detached homes are approved.*

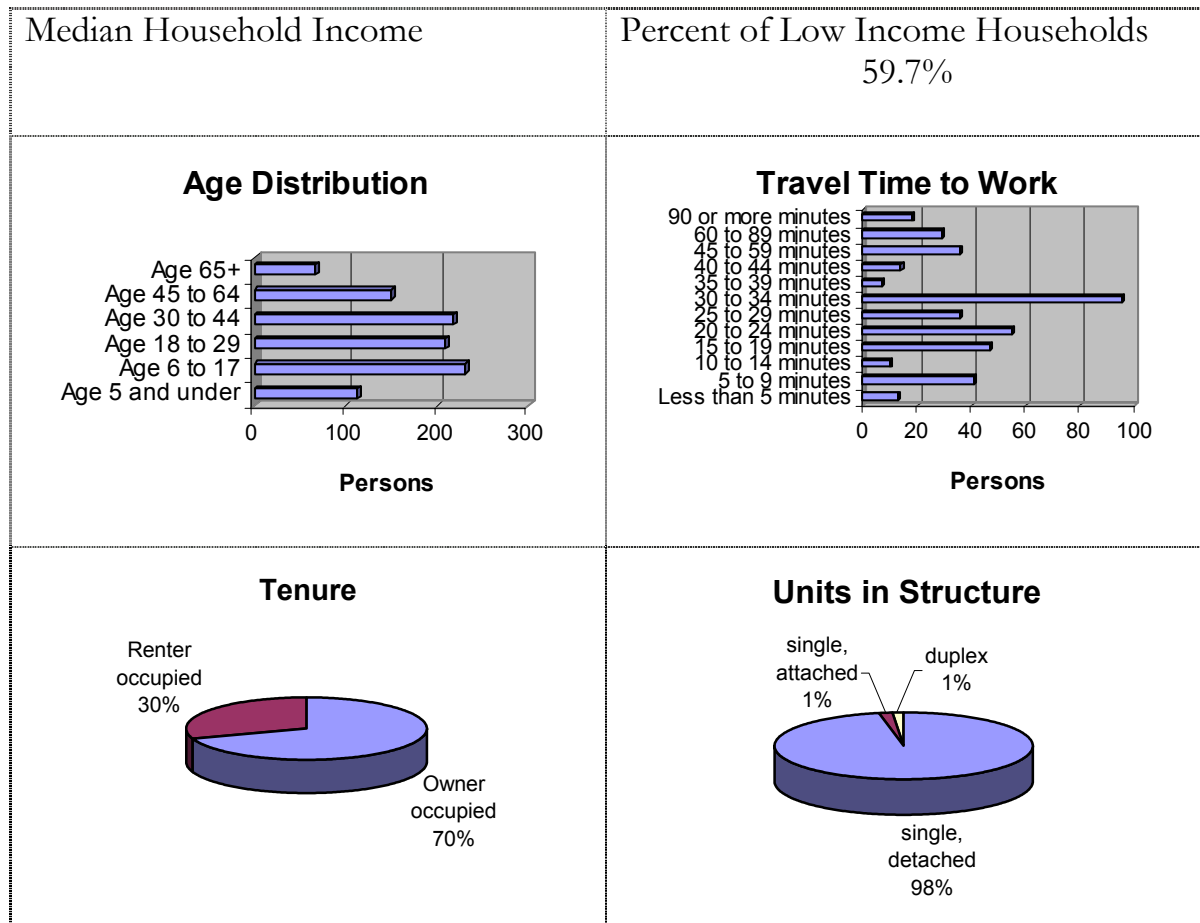


Table B.10: Shandon – 2000 Census Population and Housing Data

Subject	Number	Percent
<b>Total population</b>	<b>986</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	525	53.2
Female	461	46.8
Under 5 years	88	8.9
5 to 9 years	96	9.7
10 to 14 years	95	9.6
15 to 19 years	111	11.3
20 to 24 years	86	8.7
25 to 34 years	142	14.4
35 to 44 years	154	15.6
45 to 54 years	105	10.6
55 to 59 years	30	3
60 to 64 years	19	1.9
65 to 74 years	39	4
75 to 84 years	15	1.5
85 years and over	6	0.6
Median age (years)	26.5	(X)
18 years and over	644	65.3
Male	351	35.6
Female	293	29.7
21 years and over	574	58.2
62 years and over	73	7.4
65 years and over	60	6.1
Male	26	2.6
Female	34	3.4
<b>RACE</b>		
One race	921	93.4
White	702	71.2
Black or African American	5	0.5
American Indian and Alaska Native	6	0.6
Asian	5	0.5
Asian Indian	0	0
Chinese	0	0
Filipino	0	0
Japanese	0	0
Korean	2	0.2
Vietnamese	0	0
Other Asian <sup>1</sup>	3	0.3
Native Hawaiian and Other Pacific Islander	0	0
Native Hawaiian	0	0
Guamanian or Chamorro	0	0
Samoan	0	0
Other Pacific Islander <sup>2</sup>	0	0
Some other race	203	20.6
Two or more races	65	6.6
<b>Race alone or in combination with one or more other races <sup>3</sup></b>		
White	759	77
Black or African American	11	1.1
American Indian and Alaska Native	21	2.1
Asian	14	1.4
Native Hawaiian and Other Pacific Islander	0	0
Some other race	252	25.6
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>986</b>	<b>100</b>
Hispanic or Latino (of any race)	470	47.7
Mexican	419	42.5
Puerto Rican	1	0.1
Cuban	0	0
Other Hispanic or Latino	50	5.1
Not Hispanic or Latino	516	52.3
White alone	485	49.2

<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>986</b>	<b>100</b>
In households	979	99.3
Householder	267	27.1
Spouse	182	18.5
Child	362	36.7
Own child under 18 years	291	29.5
Other relatives	103	10.4
Under 18 years	38	3.9
Nonrelatives	65	6.6
Unmarried partner	8	0.8
In group quarters	7	0.7
Institutionalized population	0	0
Noninstitutionalized population	7	0.7
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>267</b>	<b>100</b>
Family households (families)	226	84.6
With own children under 18 years	133	49.8
Married-couple family	182	68.2
With own children under 18 years	106	39.7
Female householder, no husband present	27	10.1
With own children under 18 years	18	6.7
Nonfamily households	41	15.4
Householder living alone	29	10.9
Householder 65 years and over	9	3.4
Households with individuals under 18 years	146	54.7
Households with individuals 65 years and over	44	16.5
Average household size	3.67	(X)
Average family size	3.86	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>286</b>	<b>100</b>
Occupied housing units	267	93.4
Vacant housing units	19	6.6
For seasonal, recreational, or occasional use	0	0
Homeowner vacancy rate (percent)	4.1	(X)
Rental vacancy rate (percent)	5.7	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>267</b>	<b>100</b>
Owner-occupied housing units	185	69.3
Renter-occupied housing units	82	30.7
Average household size of owner-occupied unit	3.58	(X)
Average household size of renter-occupied unit	3.85	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

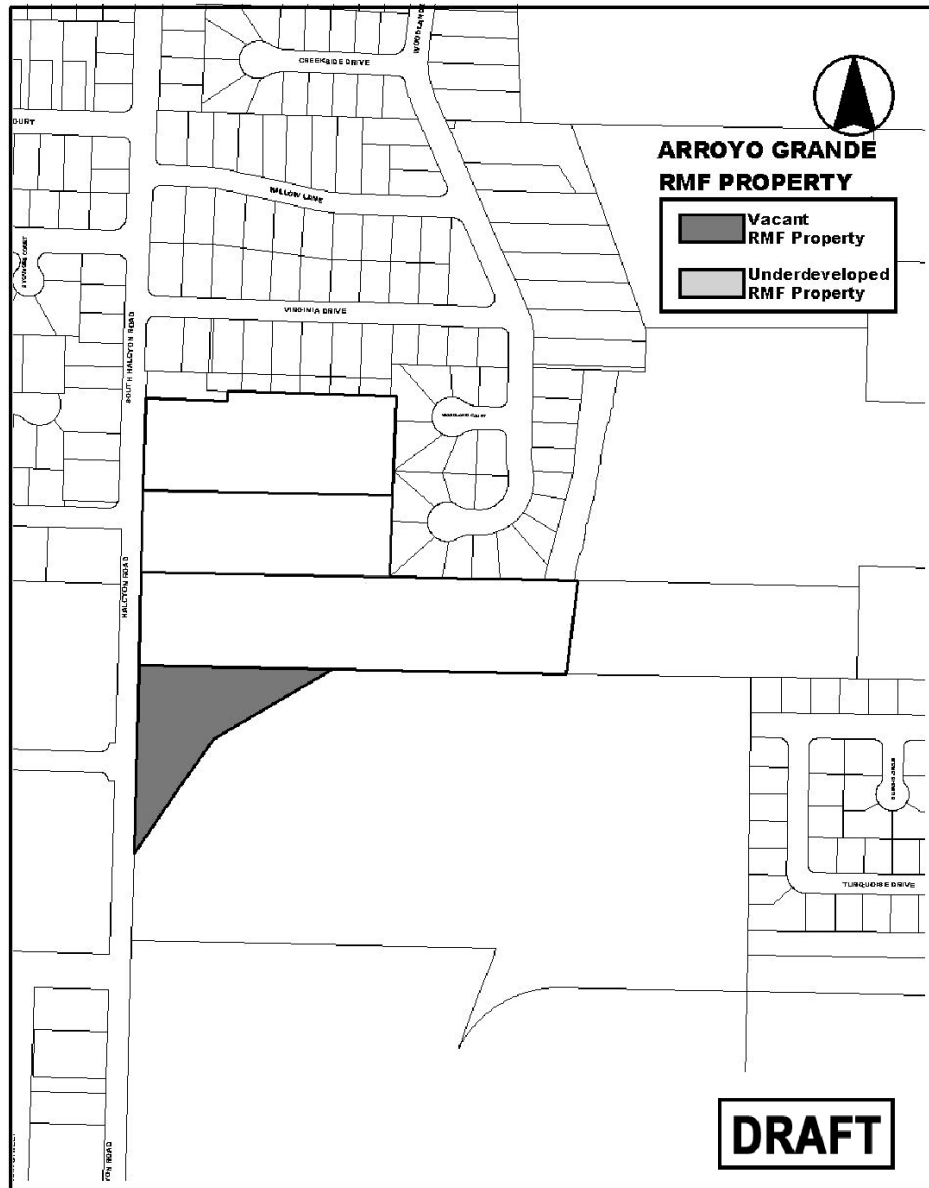
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, H12.

## **APPENDIX C: GLOSSARY**

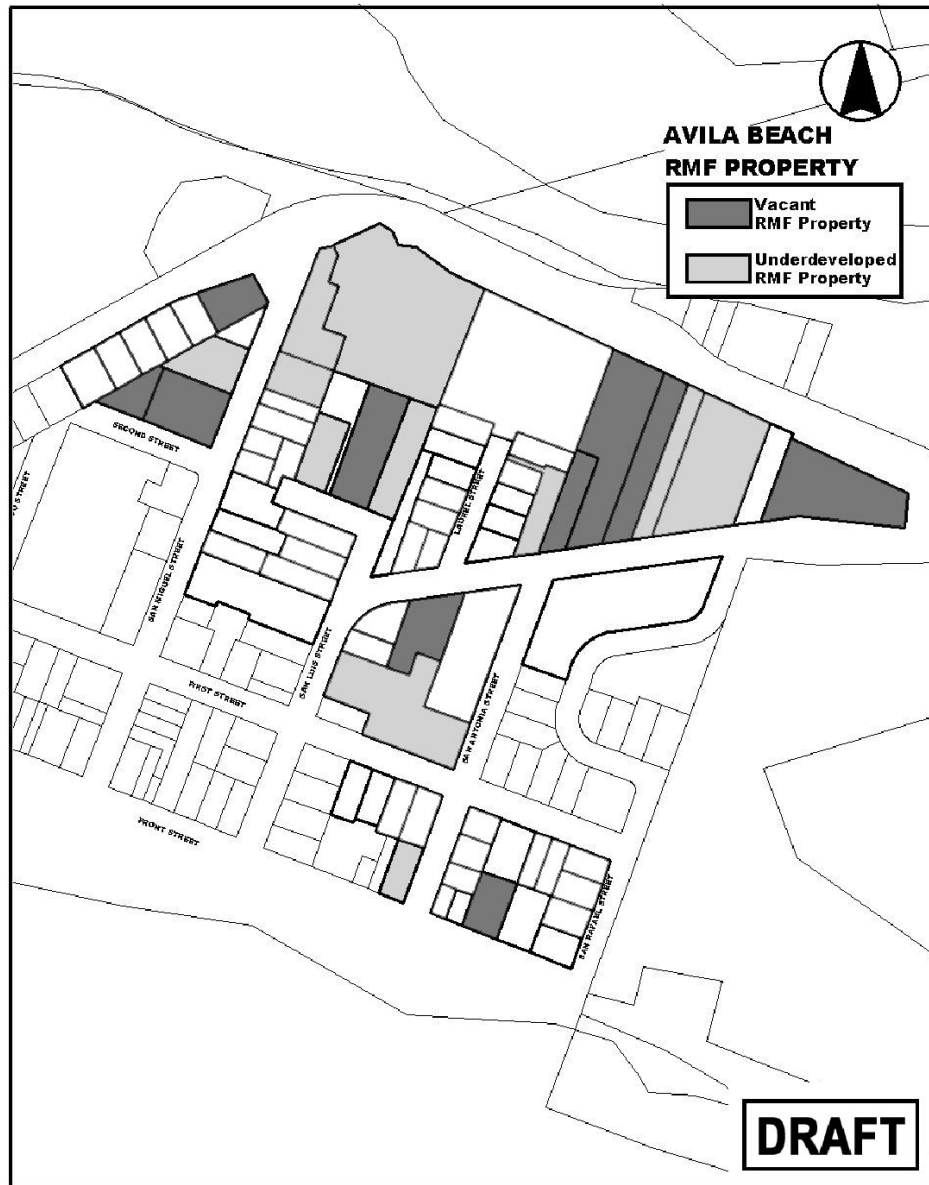
(to be added)

## APPENDIX D: MAPS OF HIGH DENSITY SITES

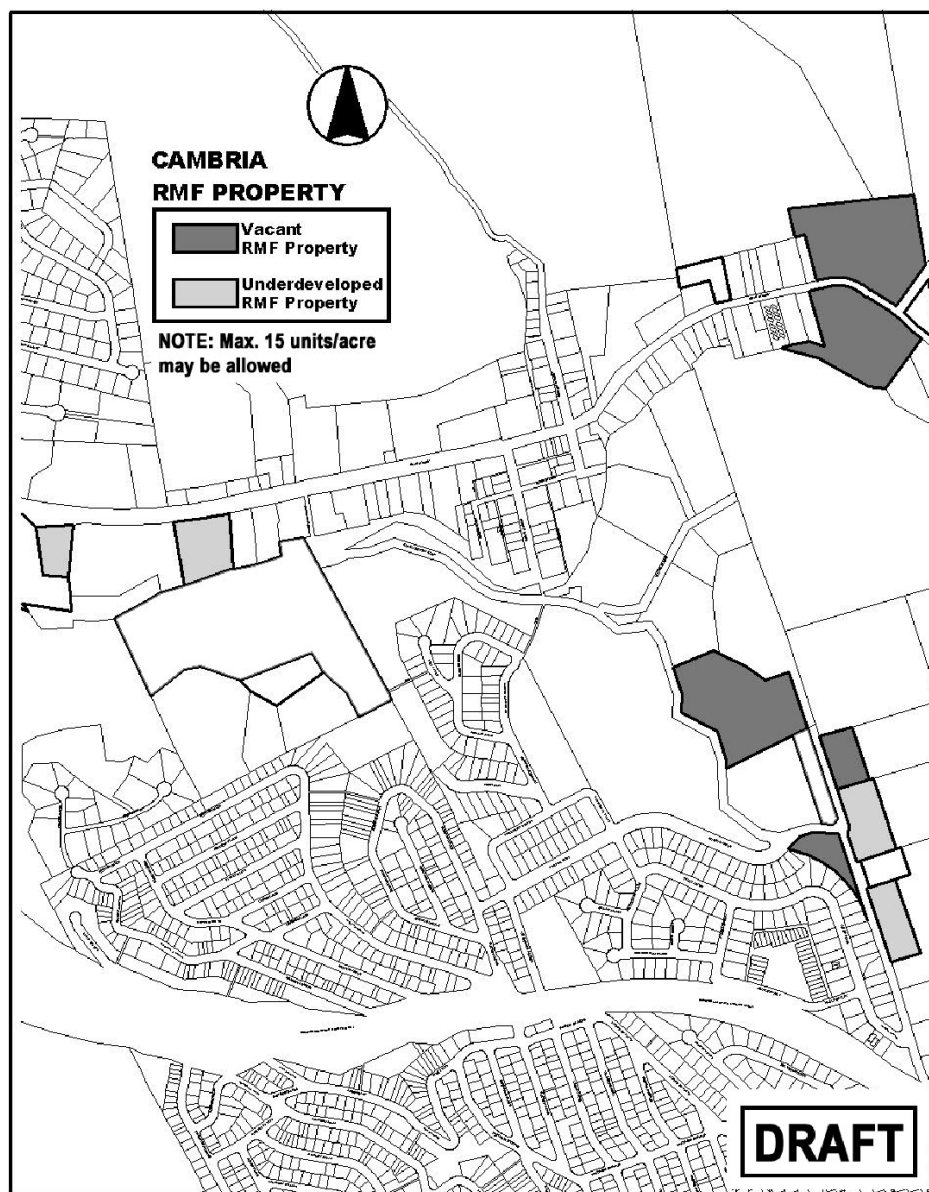
### *Arroyo Grande*



*Avila Beach*



## *Cambria*





## Los Osos

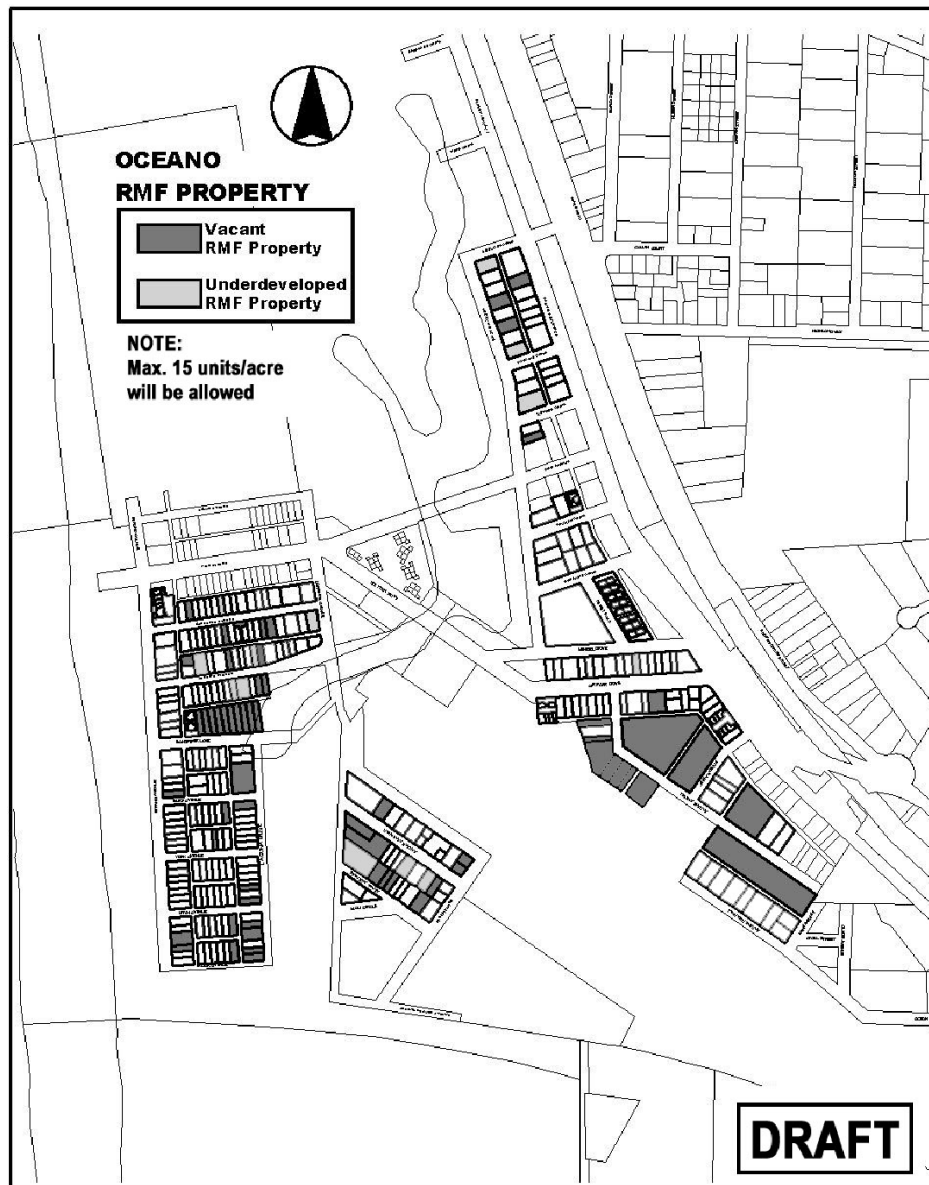




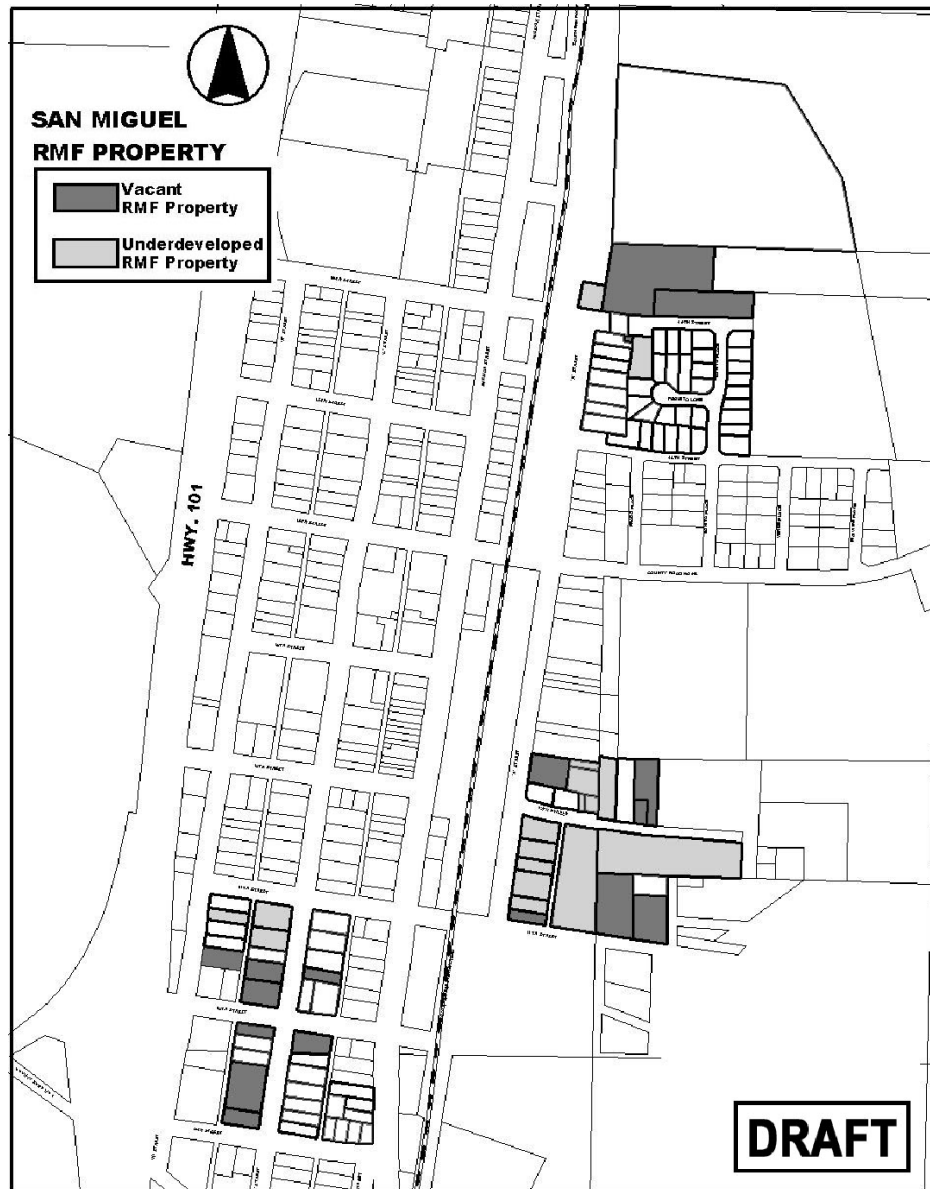
## *Nipomo*



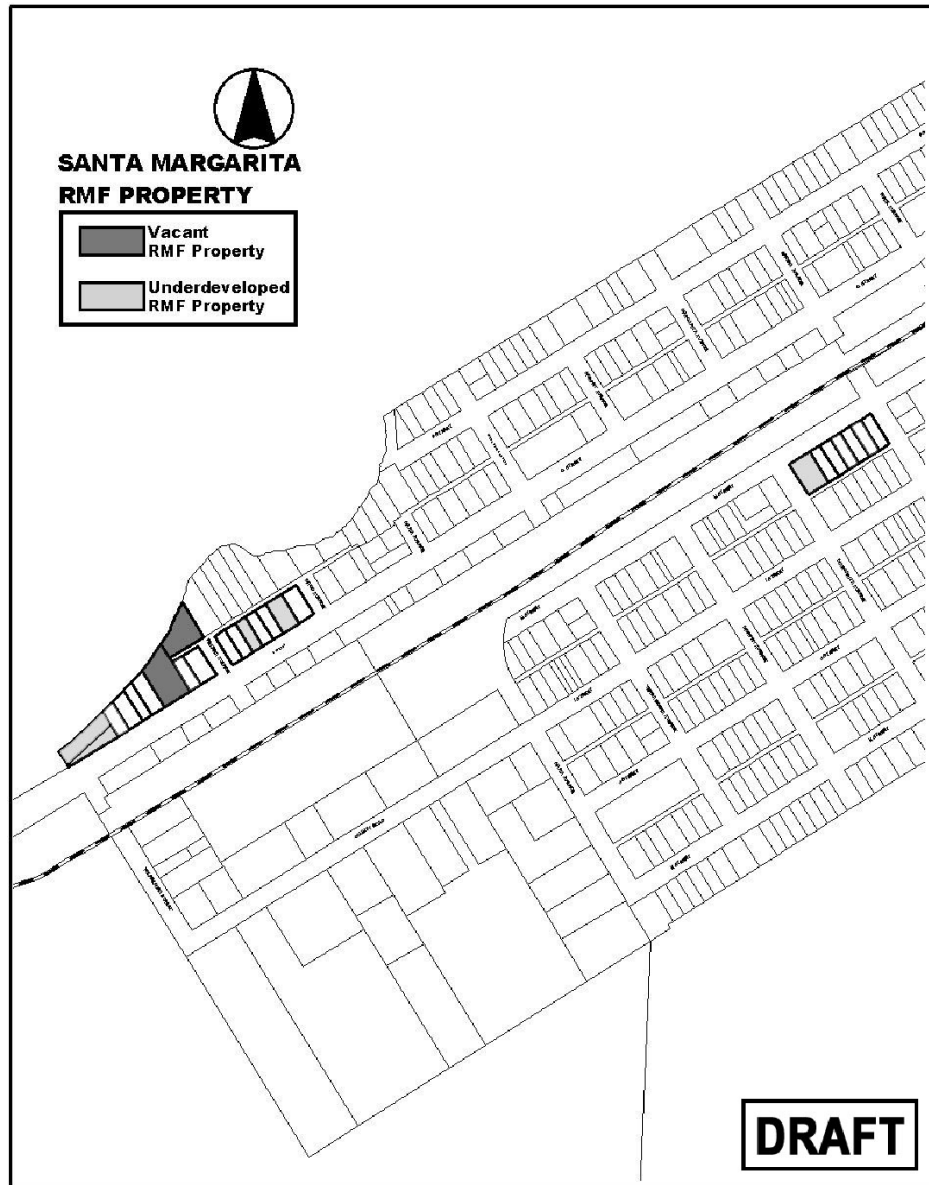
## *Oceano*



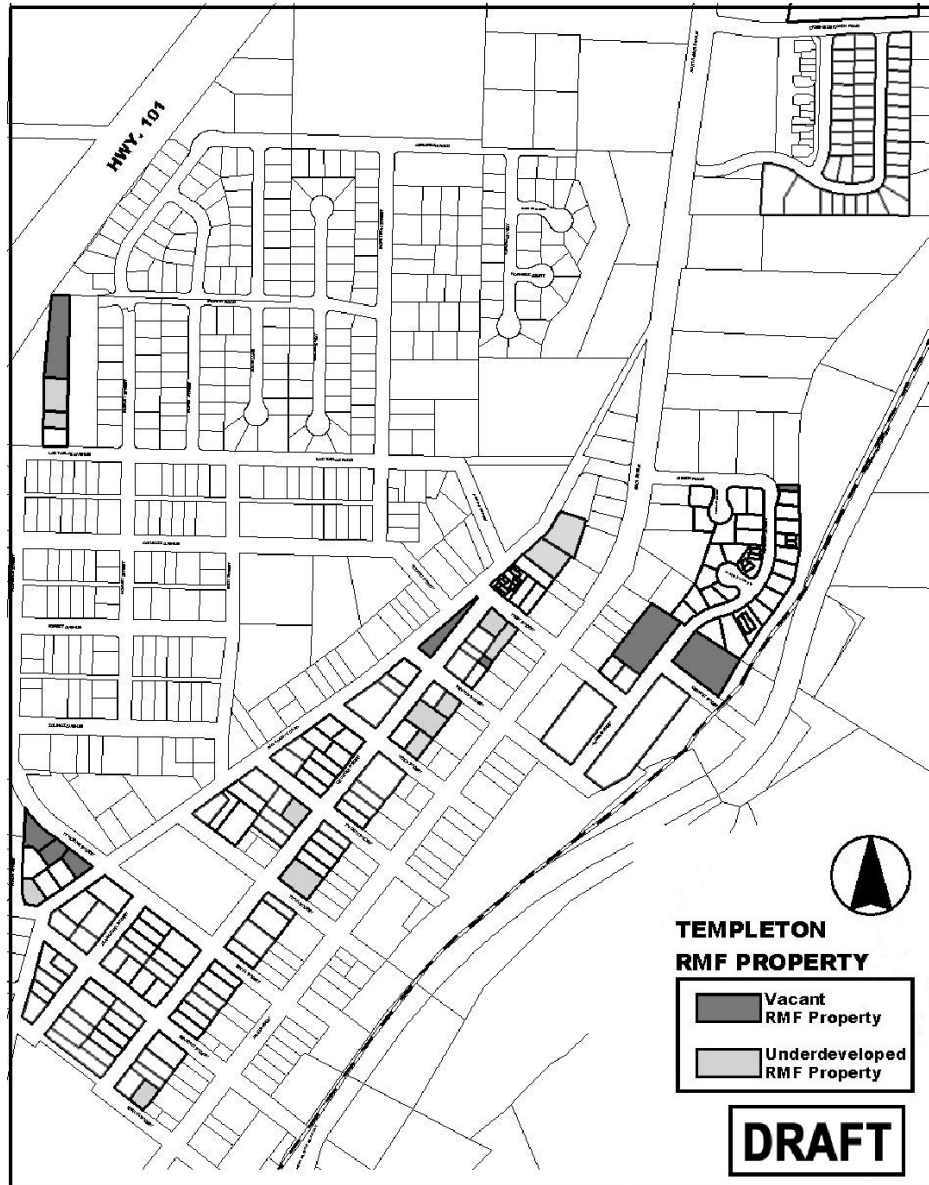
## *San Miguel*



## *Santa Margarita*



## Templeton





## APPENDIX E: TYPICAL PERMIT FEE CHART

Department of Building and Planning  
Comparison of Selected Fees to Other Counties

County	San Luis Obispo	San Luis Obispo	Kern	Monterey	Ventura	Santa Barbara
Effective Date of Fee Schedule	FY 02-03	FY 03-04	9/1/2000	1/4/1999	8/17/2002	8/5/2002
Hourly charge rate					95	100
Appl for Agricultural Preserves	980	1741				1050
ALUC Review	150	255		336		
Appeals	500	510	420	252		1857
Building Permit Coml	1000	1000		336		
Building Permit SFD	1200	1400		252		
Building Plan Review -SFD	780	910				
Business Lic w/Plot Plan	45	62				
Business Lic w/Prev LUP	45	62				
Certificate of Comp-uncond	220	328	60	504		
Conditional Compliance-major	185	237				1500
Conditional Compliance-minor	45	62				
Development w/CE	1800	2572				1500
Development w/IS	2900	3962				3000
Emergency Permit	400	552		672		1050
Environmental Initial Study	800	1200	720	672		
Final Map Time Extensions	185	237	240			
Final Map/Parcel/Tract	230	276				
General Plan Amend	4000	4500	1100	3316	3000	8000
Grading Permits	170	170		168		
Grading Plan Review	140	140				
Lot Line Adj/CE	600	989	255	840		1500
Mitigation Monitoring	25% consult	25% consult	720	840		
MUP Major w/IS	2200	2974				5000
Plot Plan (Zone Clearance)	135	162				
Plot Plans over the counter	10	12				
Pre Application Review	135	162		252	284	1500
Road Addressing	35	47	35			650
Surface Mining Permit	400	400	600			550
Tree Permits	55	98		168	76	
Use of Prior EIR			240			

## APPENDIX F: 2000 CENSUS PROFILE OF SAN LUIS OBISPO COUNTY

<b>Subject</b>	<b>Nmbr</b>	<b>Pct</b>	Cuban	220	0.1
			Other Hispanic or Latino	6,991	2.8
			Not Hispanic or Latino	206,485	83.7
<b>Total population</b>	<b>246,681</b>	<b>100</b>	White alone	187,840	76.1
<b>SEX AND AGE</b>			<b>RELATIONSHIP</b>		
Male	126,704	51.4	<b>Total population</b>	<b>246,681</b>	<b>100</b>
Female	119,977	48.6	In households	231,110	93.7
			Householder	92,739	37.6
Under 5 years	12,358	5.0	Spouse	46,769	19.0
5 to 9 years	14,912	6.0	Child	60,714	24.6
10 to 14 years	16,174	6.6	Own child under 18 years	48,175	19.5
15 to 19 years	20,893	8.5	Other relatives	10,163	4.1
20 to 24 years	22,647	9.2	Under 18 years	3,534	1.4
25 to 34 years	28,177	11.4	Nonrelatives	20,725	8.4
35 to 44 years	38,416	15.6	Unmarried partner	5,053	2.0
45 to 54 years	36,150	14.7	In group quarters	15,571	6.3
55 to 59 years	11,787	4.8	Institutionalized population	10,287	4.2
60 to 64 years	9,482	3.8	Noninstitutionalized population	5,284	2.1
65 to 74 years	18,094	7.3			
75 to 84 years	13,415	5.4	<b>HOUSEHOLDS BY TYPE</b>		
85 years and over	4,176	1.7	<b>Total households</b>	<b>92,739</b>	<b>100</b>
			Family households (families)	58,654	63.2
Median age (years)	37.3	(X)	With own children under 18 years	26,116	28.2
			Married-couple family	46,769	50.4
18 years and over	193,268	78.3	With own children under 18 years	19,170	20.7
Male	99,080	40.2	Female householder, no husband present	8,460	9.1
Female	94,188	38.2	With own children under 18 years	5,055	5.5
21 years and over	176,889	71.7	Nonfamily households	34,085	36.8
62 years and over	41,221	16.7	Householder living alone	24,081	26.0
65 years and over	35,685	14.5	Householder 65 years and over	9,510	10.3
Male	15,438	6.3			
Female	20,247	8.2	Households with individuals under 18 years	28,305	30.5
<b>RACE</b>			Households with individuals 65 years and over	24,828	26.8
One race	238,202	96.6			
White	208,669	84.6	Average household size	2.49	(X)
Black or African American	5,002	2.0	Average family size	3.01	(X)
American Indian and Alaska Native	2,335	0.9			
Asian	6,568	2.7	<b>HOUSING OCCUPANCY</b>		
Asian Indian	552	0.2	<b>Total housing units</b>	<b>102,275</b>	<b>100</b>
			Occupied housing units	92,739	90.7
Chinese	1,328	0.5	Vacant housing units	9,536	9.3
Filipino	2,182	0.9	For seasonal, recreational, or occasional use	6,179	6.0
Japanese	988	0.4			
Korean	596	0.2	Homeowner vacancy rate (percent)	1.1	(X)
Vietnamese	379	0.2	Rental vacancy rate (percent)	3.2	(X)
Other Asian <sup>1</sup>	543	0.2			
Native Hawaiian and Other Pacific Islander	286	0.1	<b>HOUSING TENURE</b>		
Native Hawaiian	106	-	<b>Occupied housing units</b>	<b>92,739</b>	<b>100</b>
Guamanian or Chamorro	78	-	Owner-occupied housing units	57,001	61.5
Samoan	56	-	Renter-occupied housing units	35,738	38.5
Other Pacific Islander <sup>2</sup>	46	-			
Some other race	15,312	6.2	Average household size of owner-occupied unit	2.53	(X)
Two or more races	8,479	3.4	Average household size of renter-occupied unit	2.44	(X)
<b>Race alone or in combination with one or more other races<sup>3</sup></b>			(X) Not applicable		
White	216,293	87.7	<sup>1</sup> Other Asian alone, or two or more Asian categories.		
Black or African American	5,995	2.4	<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.		
American Indian and Alaska Native	5,084	2.1	<sup>3</sup>		
Asian	8,839	3.6	Source: U.S. Census Bureau, Census 2000		
Native Hawaiian and Other Pacific Islander	760	0.3			
Some other race	18,851	7.6			
<b>HISPANIC OR LATINO AND RACE</b>					
<b>Total population</b>	<b>246,681</b>	<b>100</b>			
Hispanic or Latino (of any race)	40,196	16.3			
Mexican	32,390	13.1			
Puerto Rican	595	0.2			

## APPENDIX G: POPULATION PROJECTIONS

San Luis Obispo County Population Projections, September 2003							
	Population in Households (Group Quarters not included)						
PLANNING AREA or Community	2000	2005	2010	2015	2020	2025	2030
<b>ADELAIDA</b>	3030	3445	3917	4453	5063	5756	6544
<b>EL POMAR / ESTRELLA</b>	7099	8230	9540	11060	12822	14864	17231
<b>ESTERO</b>	28603	29439	31483	34120	36160	38335	40653
Morro Bay	10152	10638	11098	11578	12078	12600	13145
Cayucos	2929	3033	3141	3252	3368	3487	3611
Los Osos	14343	14559	16005	18019	19412	20912	22528
Estero (Rural)	1179	1209	1239	1271	1303	1336	1369
<b>HUASNA-LOPEZ</b>	798	933	1082	1255	1454	1686	1954
<b>LAS PILITAS</b>	1313	1372	1428	1486	1546	1609	1675
<b>LOS PADRES</b>	309	331	355	380	408	437	469
<b>NACIMIENTO</b>	2778	2961	3158	3352	3558	3777	4009
<b>NORTH COAST</b>	7053	7589	7902	8287	8690	9114	9558
Cambria	6210	6718	7005	7363	7738	8133	8548
North Coast (Rural)	843	870	897	924	952	981	1011
<b>SALINAS RIVER</b>	61306	66552	72688	78631	84383	90286	96454
Atascadero	24884	26153	27487	28890	30363	31912	33540
Paso Robles	23223	25819	28843	31534	33971	36596	39424
San Miguel	1427	1608	2151	2720	3309	4026	4898
Santa Margarita	1224	1256	1313	1393	1501	1617	1742
Templeton	4682	5642	6604	7582	8495	9151	9618
Salinas River (Rural)	5866	6074	6290	6513	6744	6984	7231
<b>SAN LUIS BAY</b>	48757	51677	54593	57245	59928	62750	65719
Arroyo Grande	15550	16424	17262	18143	19068	20041	21063
Avila Beach / Avila Valley	822	921	1032	1128	1209	1296	1390
Grover Beach	12924	13556	14276	14709	15156	15616	16090
Oceano	7251	7621	8010	8335	8588	8849	9118
Pismo Beach	8523	9068	9611	10187	10797	11444	12129
San Luis Bay (Rural)	3687	4087	4402	4743	5109	5504	5929
<b>SAN LUIS OBISPO</b>	45613	47730	50261	52930	55742	58707	61832
San Luis Obispo (City)	42188	44038	46284	48645	51127	53734	56475
San Luis Obispo (Rural)	3425	3692	3977	4285	4616	4972	5357
<b>SHANDON-CARRIZO</b>	2425	2656	2952	3312	3842	4504	5335
Shandon	984	1163	1407	1712	2185	2788	3558
Shandon-Carrizo (Rural)	1441	1493	1546	1600	1657	1716	1777
<b>SOUTH COUNTY</b>	21205	24411	27584	30812	34437	38510	43087
Nipomo	12587	15081	17483	19877	22599	25694	29212
South County (Rural)	8618	9330	10101	10935	11838	12816	13875
<b>COUNTY TOTAL (Households Only)</b>	230289	247326	266944	287322	308033	330335	354521
Incorporated Cities	137444	145697	154862	163685	172560	181943	191867
Unincorporated Area	92845	101629	112082	123637	135474	148391	162654
<b>GROUP QUARTERS (2)</b>							
Incorporated Cities	4816	4816	4816	4816	4816	4816	4816
Unincorporated Area	10755	10755	10755	10755	10755	10755	10755
<b>COUNTY TOTAL</b>	245860	262897	282515	302893	323604	345906	370092
Note: Shading indicates population growth that would require an amendment to the general plan							



